LOT 10
CRANE ISLAND PHASE 1 PB 8/308

DROSS FAMILY TRUST/DROSS PETER TRUSTEE
21 BALD EAGLE COURT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0010-0000

BUILDING CHARACTERISTICS

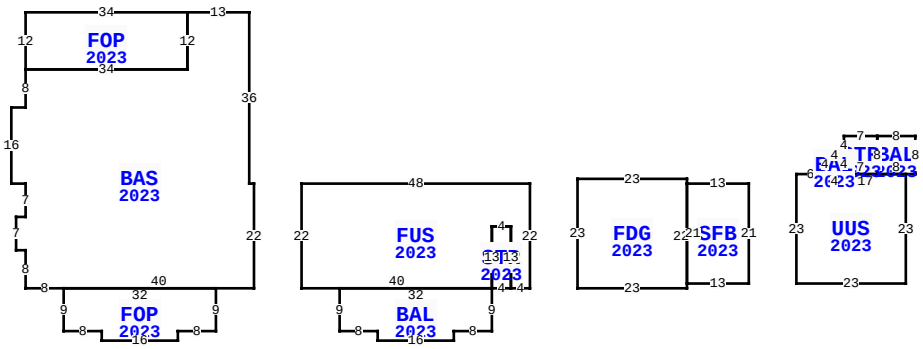
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2036.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	16	15	2023	2	962
BAL	64	15	2023	10	4,813
BAL	320	15	2023	48	23,101
BAS	2,402	100	2023	2,402	1,155,990
FDG	529	60	2023	317	152,560
FOP	320	30	2023	96	46,201
FOP	408	30	2023	122	58,714
FUS	1,004	100	2023	1,004	483,187
SFB	273	80	2023	218	104,915
STR	52	10	2023	5	2,406
TOTALS	5,973			4,494	2,162,790

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,494	303.5112	483.68	2,173,658	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 100% - 2024 Heated Area: 3624 HX Base Yr 2024



** This building has 12 Sub-Areas

21 BALD EAGLE CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,162,790
TOTAL MARKET OB/XF VALUE		74,950
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		2,662,740
SOH/AGL Deduction		0
ASSESSED VALUE		2,662,740
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,611,329
TOTAL JUST VALUE		2,662,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,647,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211466			03/07/2023
20211465	NEW CONSTR	109,844	07/22/2021
20211466	NEW CONSTR	469,770	07/22/2021
BLDR-2023-0	IN GROUND POOL		

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2672/468	10/02/2023	WD	U	I	11	100
GRANTOR: DROSS PETER E & JANET						
GRANTEE: DROSS FAMILY TRUST						
2436/1337	2/12/2021	WD	Q	V	01	455,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: DROSS PETER E & JAN						

BUILDING NOTES

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
4	0501	FP-AVERAGE	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2024	2023		99	4,950	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2024	2023	06	100	70,000	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=0,0] W13 S12 W34 S8 W3 S16 E3 S7 W2 S7 E2 S8 E8 E40 N22 W1 N36 $
FUS=[YR=2023;ORIG=11,36] E48 S22 W4 N13 W4 S13 W40 N22 $
FDG=[YR=2023;ORIG=92,36] N1 W23 S23 E23 N22 $
UUS=[YR=2023;ORIG=115,34] E6 E17 S23 W23 N23 $
FOP=[YR=2023;ORIG=-13,0] W34 S12 E34 N12 $
FOP=[YR=2023;ORIG=-39,58] S9 E8 S2 E16 N2 E8 N9 W32 $
BAL=[YR=2023;ORIG=51,58] S9 W8 S2 W16 N2 W8 N9 E32 $
SFB=[YR=2023;ORIG=105,36] W13 S21 E13 N21 $
BAL=[YR=2023;ORIG=132,26] E8 S8 W8 N8 $
STR=[YR=2023;ORIG=125,30] N4 E7 S8 W7 N4 $
STR=[YR=2023;ORIG=55,58] W4 N13 E4 S13 $

LAND DESCRIPTION

TOTAL OB/XF 74,950

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	425,000.00	425,000.00	425,000							

REVIEW DATE 01/31/2024 BY HS Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS