LOT 11
CRANE ISLAND PHASE 1 PB 8/308

DUMASIUS VIDAS/UZL WILLIAM
25 BALD EAGLE CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0011-0000

BUILDING CHARACTERISTICS

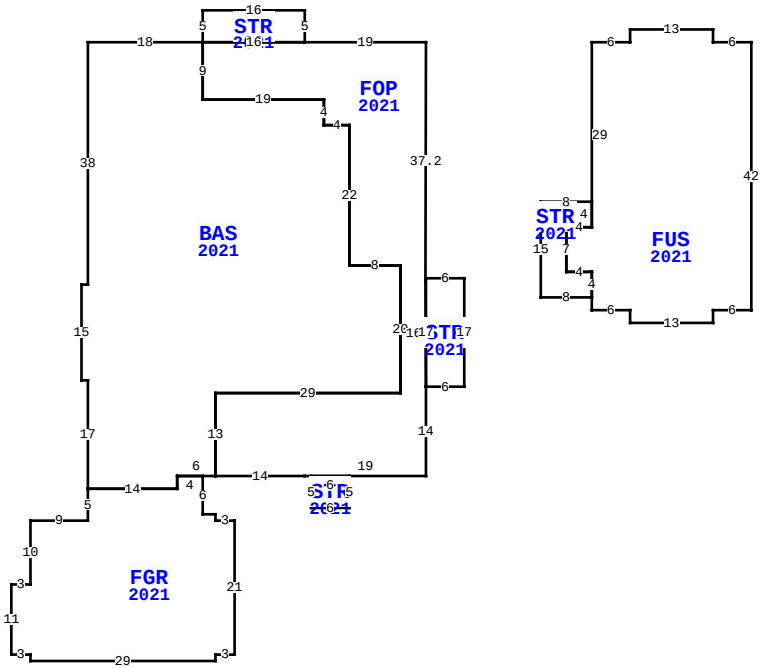
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	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
BAS	2,495	100	2021	2,495	1,225,322
FGR	834	55	2021	459	225,420
FOP	1,150	30	2021	345	169,434
FUS	1,130	100	2021	1,130	554,956
STR	30	10	2021	3	1,474
STR	80	10	2021	8	3,929
STR	92	10	2021	9	4,420
STR	102	10	2021	10	4,911
TOTALS	5,913			4,459	2,189,865

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,459	312.8680	498.59	2,223,213	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2026 Heated Area: 3625 HX Base Yr 2026



25 BALD EAGLE CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,189,865
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		425,000
TOTAL MARKET VALUE		2,616,845
SOH/AGL Deduction		0
ASSESSED VALUE		2,616,845
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		2,560,434
TOTAL JUST VALUE		2,616,845
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,643,261

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200161	CO ISSUED	0	09/01/2021
20200161	NEW CONSTR	515,496	05/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/1106	4/30/2025	WD	Q	I	01	3,100,000
GRANTOR: STUBBS REX E JR & KAR						
GRANTEE: DUMASIUS VIDAS						
2309/1335	9/13/2019	WD	Q	V	02	510,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: STUBBS REX E JR & K						

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

BUILDING DIMENSIONS

BAS=[YR=2021;ORIG=-36,0] W18 S38 W1 S15 E1 S17 E14 N2 E6 N13 E29 N20 W8 N22 W4 N4 W19 N9 $
FOP=[YR=2021;ORIG=-1,0] W19 W16 S9 E19 S4 E4 S22 E8 S20 W29 S13 E14 E19 N14 U16.10L0.1 U37.2R0.1 $
FUS=[YR=2021;ORIG=25,0] E6 N2 E13 S2 E6 S42 W6 S2 W13 N2 W6 N2 N4 W4 N7 E4 N29 $
FGR=[YR=2021;ORIG=-54,70] S5 W9 S10 W3 S11 E3 S1 E29 N1 E3 N21 W3 N1 W2 N6 W4 S2 W14 $
STR=[YR=2021;ORIG=-1,54] E6 N17 W6 S17 $
STR=[YR=2021;ORIG=25,40] W8 N15 E8 S4 W4 S7 E4 S4 $
STR=[YR=2021;ORIG=-20,0] N5 W16 S5 E16 $
STR=[YR=2021;ORIG=-19,68] S5 E6 N5 W6 $

LAND DESCRIPTION

TOTAL OB/XF 1,980

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 425,000 Market: 0 Agricultural: 0 Common: 425,000 PRINTED 07/09/2026 BY SYS