LOT 14
CRANE ISLAND PHASE 1 PB 8/308

STALLINGS RONALD D & VICKI C
4601 POLO LANE SE
ATLANTA, GA 30339

2026

19-2N-28-1000-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

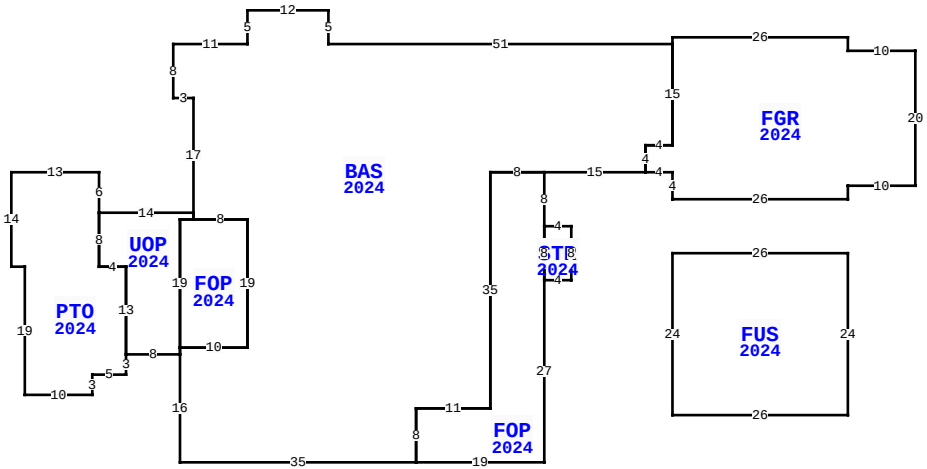
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	3,103	100	2024	3,103	1,516,356
FGR	840	55	2024	462	225,767
FOP	190	30	2024	57	27,854
FOP	432	30	2024	130	63,528
FUS	624	100	2024	624	304,933
PTO	452	5	2024	23	11,240
STR	32	10	2024	3	1,466
UOP	202	20	2024	40	19,547
TOTALS	5,875			4,442	2,170,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,442	308.1896	491.13	2,181,599	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 3727 HX Base Yr



26 BALD EAGLE CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	2,170,691
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	1,500,000
TOTAL MARKET VALUE	3,680,591
SOH/AGL Deduction	292,591
ASSESSED VALUE	3,388,000
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,388,000
TOTAL JUST VALUE	3,680,591
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	3,365,752

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2146	CO		09/26/2023
20222146	NEW CONSTR	623,716	05/12/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2497/1485	9/15/2021	WD	Q	V	02	990,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: STALLINGS RONALD D

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
1	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		99	9,900	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=110,-1] W51 N5 W12 S5 W11 S8 E3 S17 S1 E8 S19 W10 S1 S16 E35 N8 E11 N35 E8 E15 N4 E4 N15 $
FGR=[YR=2024;ORIG=110,-2] S1 S15 W4 S4 E4 S4 E26 N2 E10 N20 W10 N2 W26 $
FOP=[YR=2024;ORIG=83,18] E8 S8 S8 S27 W19 N8 E11 N35 $
STR=[YR=2024;ORIG=91,26] E4 S8 W4 N8 $
FOP=[YR=2024;ORIG=39,25] W2 S19 E10 N19 W8 $
UOP=[YR=2024;ORIG=39,24] S1 W2 S19 S1 W8 N13 W4 N8 E14 $
PTO=[YR=2024;ORIG=25,18] S6 S8 E4 S13 S3 W5 S3 W10 N19 W2 N14 E13 $
FUS=[YR=2024;ORIG=110,30] E26 S24 W26 N24 $
.

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,500,000.00	1,500,000.00	1,500,000							

REVIEW DATE 01/31/2024 BY DJ Total Acres: 0.00 Total Land Value: 1,500,000 Market: 0 Agricultural: 0 Common: 1,500,000 PRINTED 07/09/2026 BY SYS