LOT 18
CRANE ISLAND PHASE 1 PB 8/308

SPANN ERIC G & MABEL E
39 SALT HAMMOCK CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0018-0000

BUILDING CHARACTERISTICS

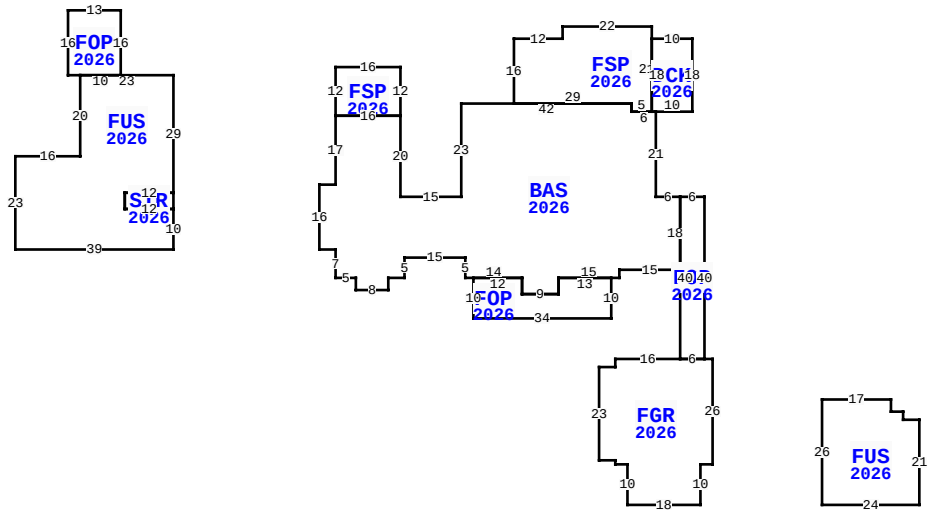
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,131	100	2026	3,131	1,587,949
DCK	180	10	2026	18	9,129
FGR	896	55	2026	493	250,035
FOP	208	30	2026	62	31,445
FOP	240	30	2026	72	36,516
FOP	304	30	2026	91	46,152
FSP	192	40	2026	77	39,052
FSP	620	40	2026	248	125,778
FUS	595	100	2026	595	301,766
FUS	1,309	100	2026	1,309	663,886
TOTALS	7,723			6,101	3,094,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,101	318.2553	507.17	3,094,244	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 100% - 2026 Heated Area: 5035 HX Base Yr 2026



** This building has 11 Sub-Areas

39 SALT HAMMOCK 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		3,094,244
TOTAL MARKET OB/XF VALUE		70,000
TOTAL LAND VALUE - MARKET		1,500,000
TOTAL MARKET VALUE		4,664,244
SOH/AGL Deduction		0
ASSESSED VALUE		4,664,244
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		4,612,833
TOTAL JUST VALUE		4,664,244
NCON VALUE		3,164,244
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0086			02/14/2025
2023-0690	Inground pool	75,000	12/18/2023
20230093	DETACHED ACCESSOR	109,366	02/28/2023
20230086	7240T 4467H	1,250,000	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2343/0117	2/28/2020	WD	Q	V	02	1,075,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: SPANN ERIC G & MABE

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	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2026	2025	06	100	70,000	

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,20] E16 S20 E15 N23 E42 S2 E6 S21 E6 S18 W15 S2 W15 S4 W9 N4 W14 N5 W15 S5 W4 S3 W8 N3 W5 N7 W4 N16 E4 N17 $
FSP=[YR=2026;ORIG=108,19] N21 W22 S3 W12 S16 E29 S2 E5 $
FOP=[YR=2026;ORIG=98,60] S10 W34 N10 E12 S4 E9 N4 E13 $
FSP=[YR=2026;ORIG=30,20] E16 N12 W16 S12 $
DCK=[YR=2026;ORIG=108,19] E10 N18 W10 S18 $
FOP=[YR=2026;ORIG=115,40] E6 S40 W6 N40 $
FUS=[YR=2026;ORIG=-10,10] S29 W12 S4 E12 S10 W39 N23 E16 N20 E23 $
STR=[YR=2026;ORIG=-22,39] E12 S4 W12 N4 $
FOP=[YR=2026;ORIG=-33,10] W3 N16 E13 S16 W10 $

LAND DESCRIPTION

TOTAL OB/XF 70,000

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	1,500,000.00	1,500,000.00	1,500,000							

REVIEW DATE 08/13/2025 BY HS Total Acres: 0.00 Total Land Value: 1,500,000 Market: 0 Agricultural: 0 Common: 1,500,000 PRINTED 07/09/2026 BY SYS