LOT 22
CRANE ISLAND PHASE 1 PB 8/308

EB 2017 TRUST/BRUNNER ELIZABETH TRUSTEE
41 CORD GRASS CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0022-0000

BUILDING CHARACTERISTICS

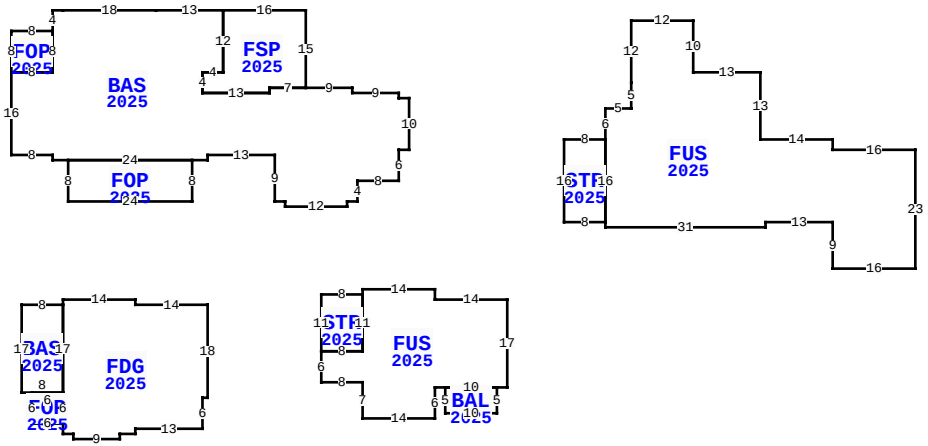
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	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
BAL	50	15	2025	8	3,874
BAS	136	100	2025	136	65,859
BAS	1,706	100	2025	1,706	826,148
FDG	703	60	2025	422	204,358
FOP	36	30	2025	11	5,327
FOP	64	30	2025	19	9,201
FOP	192	30	2025	58	28,087
FSP	265	40	2025	106	51,332
FUS	636	100	2025	636	307,989
FUS	1,578	100	2025	1,578	764,162
TOTALS	5,582			4,702	2,276,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,702	303.8784	484.26	2,276,991	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 4056 HX Base Yr 2025



** This building has 12 Sub-Areas

41 CORD GRASS 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		2,276,991
TOTAL MARKET OB/XF VALUE		20,200
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		2,797,191
SOH/AGL Deduction		0
ASSESSED VALUE		2,797,191
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		2,745,780
TOTAL JUST VALUE		2,797,191
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,801,716

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0050			12/23/2024
20230051	DGR 744, 762H		02/28/2023
20230050	4315T 3520H	1,000,000,000	02/28/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1516	12/17/2021	WD	Q	V	01	545,000
GRANTOR: HILLMAN JOHN A & DAWN						
GRANTEE: EB 2017 TRUST						
2410/0230	11/18/2020	WD	Q	V	01	334,300
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: HILLMAN JOHN A & DA						

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
3	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	
4	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2025	2024		100	10,200	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=50,30] S16 E8 S1 E3 E24 E3 N1 E13 S9 E2 S1 E12 N1 E2 N4 E8 N6 E2 N10 W2 N1 W9 N1 W9 W7 S1 W13 N4 E4 N12 W13 W18 W2 S4 S8 W8 $
FUS=[YR=2025;ORIG=170,20] E12 S10 E13 S13 E14 S2 E16 S23 W16 N9 W13 S1 W31 N1 N16 N6 E5 N5 N12 $
FDG=[YR=2025;ORIG=60,100] N2 N6 N17 N1 E14 S1 E14 S18 W1 S6 W13 S1 W3 S1 W9 N1 W2 $
FUS=[YR=2025;ORIG=110,84] S6 E8 S7 E14 N6 E2 E10 E2 N17 W14 N2 W14 S1 S11 W8 $
FSP=[YR=2025;ORIG=91,30] W4 S4 E13 N1 E7 N15 W16 S12 $
FOP=[YR=2025;ORIG=61,47] E24 S8 W24 N8 $
BAS=[YR=2025;ORIG=60,75] W8 S17 E8 N17 $

LAND DESCRIPTION

TOTAL OB/XF 20,200

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	500,000.00	500,000.00	500,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS