



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 80
Interior Floor	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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				

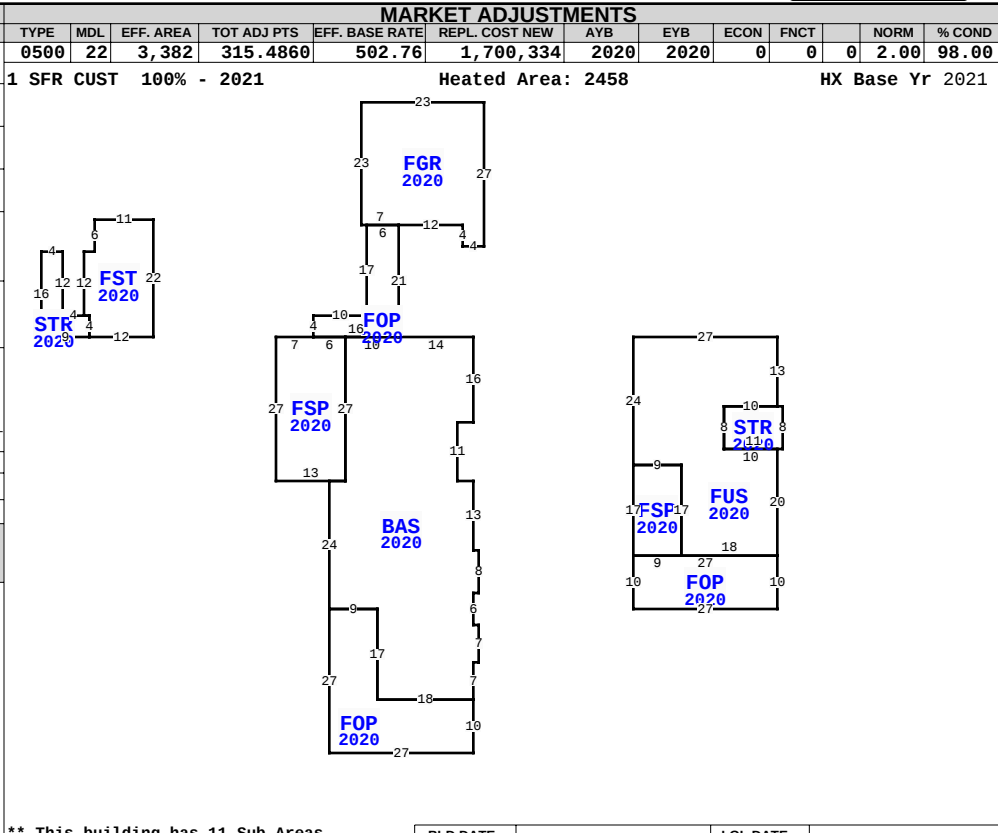
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,584	100	2020	1,584	780,445
FGR	545	55	2020	300	147,811
FOP	166	30	2020	50	24,635
FOP	270	30	2020	81	39,910
FOP	423	30	2020	127	62,574
FSP	153	40	2020	61	30,055
FSP	351	40	2020	140	68,978
FST	270	55	2020	148	72,920
FUS	874	100	2020	874	430,624
STR	84	10	2020	8	3,942
TOTALS	4,808			3,382	1,666,327

EXTRA FEATURES

L N	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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	2020	2020	3	98	3,430

LAND DESCRIPTION															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	500,000.00

REVIEW DATE 01/01/2023 BY CD



** This building has 11 Sub-Areas

45 CORD GRASS CT, FERNANDINA BEACH

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

MARKET ADJUSTMENTS												
RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND				
2.76	1,700,334	2020	2020	0	0	0	2.00	98.00				

Heated Area: 2458

HX Base Yr 2021

23

27

12

4

21

14

16

11

13

8

6

7

18

10

27

FGR
2020

OP
2020

BAS
2020

27

13

10

8

10

20

18

27

10

27

10

9

17

24

STR
2020

FSP
2020

FUS
2020

FOP
2020

BLD DATE						LGL DATE			
XF DATE						LAND DATE			
INC DATE						AG DATE			
ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
100	2020	2020	3	98	3,430				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		1,666,327			
TOTAL MARKET OB/XF VALUE		3,430			
TOTAL LAND VALUE - MARKET		500,000			
TOTAL MARKET VALUE		2,169,757			
SOH/AGL Deduction		1,244,053			
ASSESSED VALUE		925,704			
TOTAL EXEMPTION VALUE		51,411			HX HB
BASE TAXABLE VALUE		874,293			
TOTAL JUST VALUE		2,169,757			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		2,188,259			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190157	NEW CONSTR	0	04/22/2019
20190262	GARAGE	0	04/22/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2245/0652	12/20/2018	WD	Q	V	01	350,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: ERWIN PAUL C & KELL						

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