LOT 25
CRANE ISLAND PHASE 1 PB 8/308

PITTMAN WALTER C II & MONICA
10090 ENCLAVE CIR
CONCORD, NC 28027

2026

19-2N-28-1000-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

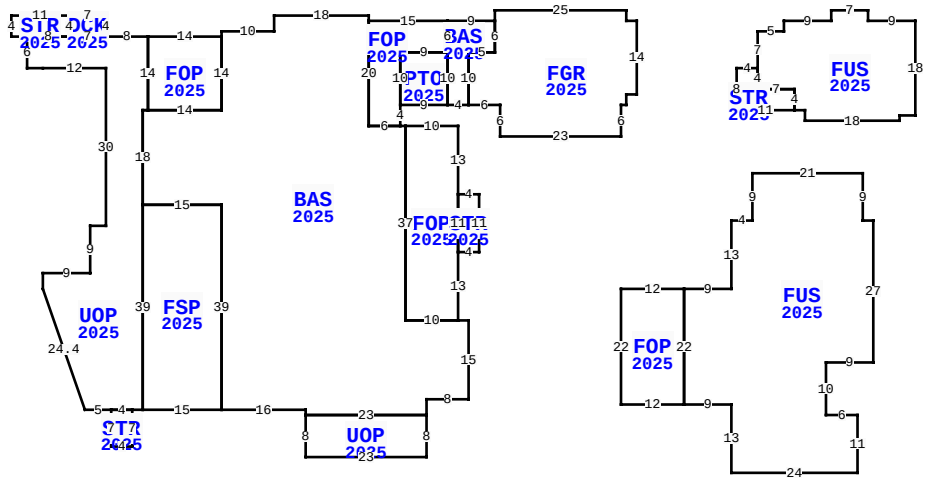
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		6 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 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	94	100	2025	94	49,166
BAS	2,929	100	2025	2,929	1,531,984
DCK	28	10	2025	3	1,569
FGR	666	55	2025	366	191,433
FOP	174	30	2025	52	27,198
FOP	196	30	2025	59	30,859
FOP	264	30	2025	79	41,320
FOP	370	30	2025	111	58,057
FSP	585	40	2025	234	122,391
FUS	525	100	2025	525	274,596
TOTALS	8,689			6,240	3,263,770

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	6,240	328.2156	523.04	3,263,770	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 0% - 2025 Heated Area: 5108 HX Base Yr



** This building has 18 Sub-Areas

53 CORD GRASS 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	3,263,770
TOTAL MARKET OB/XF VALUE	90,809
TOTAL LAND VALUE - MARKET	1,500,000
TOTAL MARKET VALUE	4,854,579
SOH/AGL Deduction	65,172
ASSESSED VALUE	4,789,407
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	4,789,407
TOTAL JUST VALUE	4,854,579
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	4,609,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0186	POOL		04/20/2023
20222594	NEW CONSTR	1,200,000	11/30/2022
2022-2594			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2524/1043	12/16/2021	WD	Q	V	01	1,150,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: PITTMAN WALTER CALL

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	0820	WOOD WALK	0	0	0	0	84.00	SF	11.75	11.75	100	2025	2024		82	809	
4	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
5	0860	POOL/SPA	0	0	0	0	1.00	UT	70,000.00	70,000.00	100	2025	2024	06	100	70,000	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-20,-10] W18 S3 W10 S1 S14 W14 W1 S18 E15 S39 E16 S1 E23 N3 E8 N15 W2 W10 N37 W1 W6 N20 N1 $
FUS=[YR=2025;ORIG=49,42] N13 E4 N9 E21 S9 E2 S27 W9 S10 E6 S11 W24 N13 W9 N22 E9 $
UOP=[YR=2025;ORIG=-62,-6] W8 W7 W8 S6 E3 E12 S30 W3 S9 W9 S3 D23R8 E5 E4 E2 N39 N18 E1 N14 $
FGR=[YR=2025;ORIG=4,-11] S2 S6 W5 S10 E6 S6 E23 N6 E1 N2 E2 N14 W2 N2 W25 $
FSP=[YR=2025;ORIG=-63,26] E15 S39 W15 N39 $
FUS=[YR=2025;ORIG=54,-7] E5 N2 E9 N2 E7 S2 E9 S18 W3 S1 W18 N2 W2 N4 W7 N4 N7 $
FOP=[YR=2025;ORIG=-13,11] E10 S13 S11 S13 W10 N37 $

LAND DESCRIPTION

TOTAL OB/XF 90,809

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 04/29/2024 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