LOT 26
CRANE ISLAND PHASE 1 PB 8/308

SINGLETARY JON A & PEGGY A
54 CORD GRASS COURT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

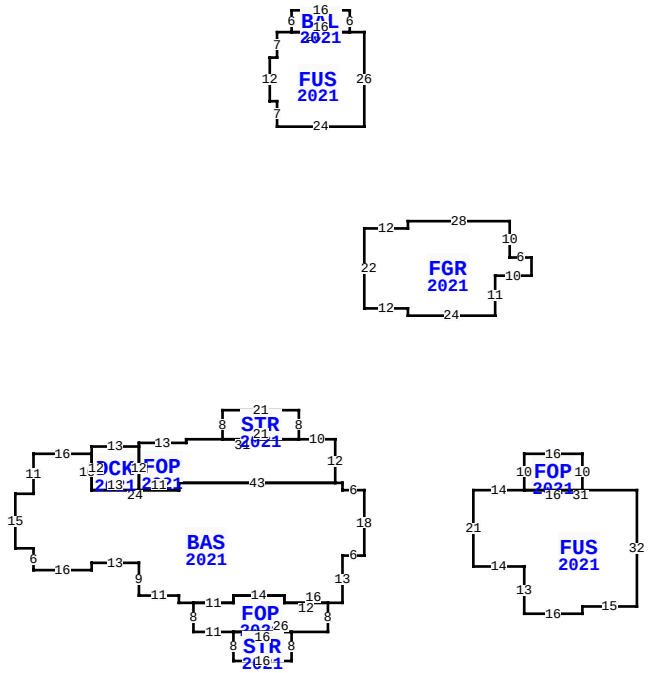
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
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
BAL	96	15	2021	14	7,268
BAS	2,731	100	2021	2,731	1,417,863
DCK	156	10	2021	16	8,307
FGR	978	55	2021	538	279,315
FOP	160	30	2021	48	24,921
FOP	324	30	2021	97	50,360
FOP	657	30	2021	197	102,277
FUS	648	100	2021	648	336,425
FUS	1,318	100	2021	1,318	684,271
STR	128	10	2021	13	6,749
TOTALS	7,364			5,637	2,926,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,637	330.7452	527.08	2,971,150	2021	2021	0	0	0	1.50	98.50

1 SFR CUST 100% - 2022 Heated Area: 4697 HX Base Yr 2022



** This building has 11 Sub-Areas

54 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		2,926,583
TOTAL MARKET OB/XF VALUE		7,765
TOTAL LAND VALUE - MARKET		1,500,000
TOTAL MARKET VALUE		4,434,348
SOH/AGL Deduction		2,285,784
ASSESSED VALUE		2,148,564
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		2,092,153
TOTAL JUST VALUE		4,434,348
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,255,990

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190678	CO ISSUED	0	05/04/2021
20190678	NEW CONSTR	0	01/24/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2267/1188	4/10/2019	WD	Q	V	01	1,075,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: SINGLETARY JON A &

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	
3	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2021	2021	3	86	4,300	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W6 N2 W2 FOP=[YR=2021] N12 W10 STR=[YR=2021] N8 W21 S8 E21 $ W31 S1 W13 S1 DCK=[YR=2021] W13 S12 E13 N12$ S12 E11 N2 E43 $ W43 S2 W24 N10 W16 S11 W5 S15 E5 S6 E16 N2 E13 S9 E11 S2 E4 FOP=[YR=2021] S8 E11 STR=[YR=2021] S8 E16 N8 W16 $ E26 N8 W12 N2 W14 S2 W11 $ E11 N2 E14 S2 E16 N13 E6 N18 $ PTR= E30 FUS=[YR=2021] E14 FOP=[YR=2021] N10 E16 S10 W16 $ E31 S32 W15 S2 W16 N13W14 N21 $ W30 $ PTR= N50 FGR=[YR=2021] N22 E12 N2 E28 S10E6 S5 W10 S11 W24 N2 W12 $ S50 $ PTR= N100 FUS=[YR=2021] N26 W4 BAL=[YR=2021] N6 W16 S6 E16 $ W20 S7 W2 S12 E2 S7 E24 $ S100$.

LAND DESCRIPTION

TOTAL OB/XF 7,765

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	000116	C	RES MARSH	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,500,000 Market: 0 Agricultural: 0 Common: 1,500,000 PRINTED 07/09/2026 BY SYS