

LOT 27
CRANE ISLAND PHASE 1 PB 8/308
ESMT OR 1594/1387

BROWN YALE ROBERT REVOCABLE TRUST/BROWN YALE ROBER
50 CORD GRASS CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0027-0000



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 70
Interior Wall	06	CUST PANEL 30
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
Units		0 100

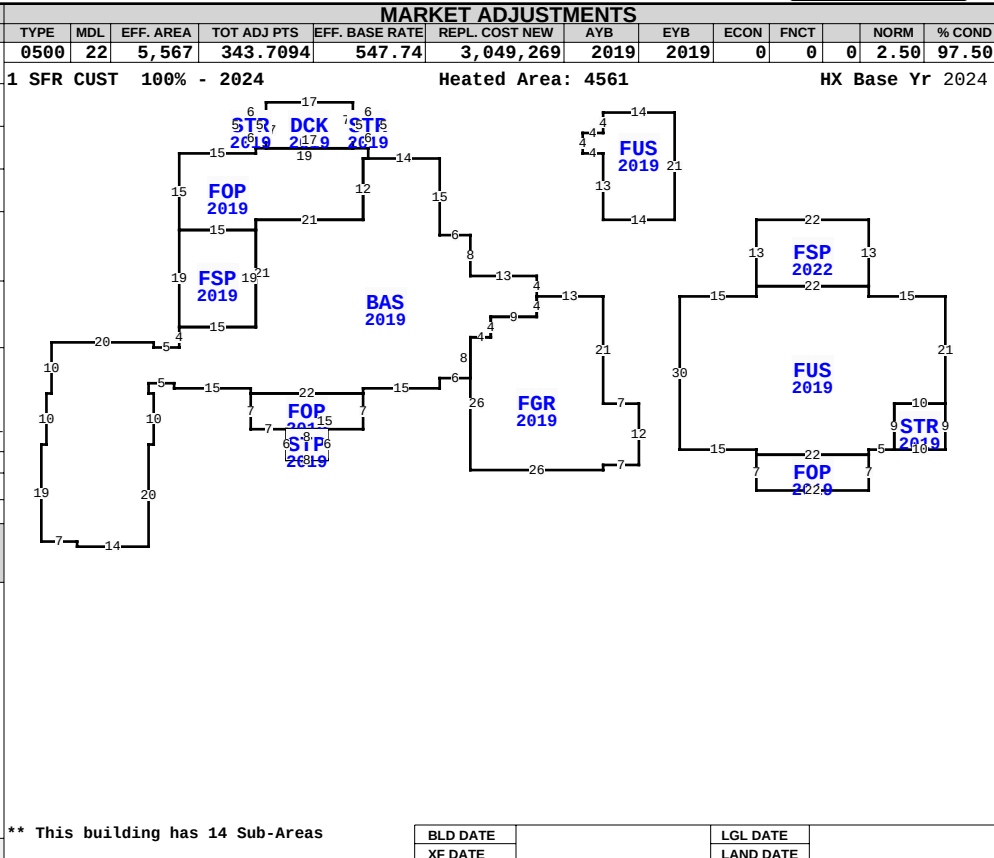
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01

NEIGHBORHOOD/LOC		2036.0100
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
		YEAR
	TOT ADJ AREA	SUBAREA MARKET VALUE

BAS	2,715	100	2019	2,715	1,449,936
DCK	153	10	2019	15	8,011
FGR	900	55	2019	495	264,353
FOP	154	30	2019	46	24,566
FOP	154	30	2019	46	24,566
FOP	521	30	2019	156	83,311
FSP	285	40	2019	114	60,881
FSP	286	40	2022	114	60,881
FUS	310	100	2019	310	165,554
FUS	1,536	100	2019	1,536	820,296
TOTALS	7,212			5,562	973,037

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00
9	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00
14	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00
15	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,973,037	
TOTAL MARKET OB/XF VALUE		88,020	
TOTAL LAND VALUE - MARKET		1,500,000	
TOTAL MARKET VALUE		4,561,057	
SOH/AGL Deduction		774,717	
ASSESSED VALUE		3,786,340	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		3,734,929	
TOTAL JUST VALUE		4,561,057	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		4,339,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2025-0	INSTALL ELEVATOR	15,000	05/21/2025
20211418	SWIM POOL	85,000	07/27/2021
20184198	NEW CONSTR	621,975	12/13/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2661/94	8/11/2023	WD	Q	I	01
GRANTOR: 50 CORD GRASS COURT L					
GRANTEE: BROWN YALE ROBERT R					
2336/0262	1/22/2020	WD	Q	I	01
GRANTOR: THE RANGE AT CRANE IS					
GRANTEE: 50 CORD GRASS COURT					

BUILDING NOTES									
BUILDING DIMENSIONS									
FGR=[YR=2019] W13 BAS=[YR=2019] N4W13 N8W6 N15W14									
FOP=[YR=2019] N2W3 DCK=[YR=2019] N2 STR=[YR=2019] E6N5W6S5\$									
N7W17S2 STR=[YR=2019] W6S5E6N5\$ S7E17\$ W19 S1W15S15									
FSP=[YR=2019] S19E15N19W15\$ E15 N2 E21N12E1\$ W1S12 W21 S21									
W15S4W5N1W20 S10 W1S10W1S19 E7 S1E14 N20E1N10W1 N2 E5S1E15S1									
FOP=[YR=2019] S7E7 STP=[YR=2019] S6E8N6W8\$ E15N7W22\$									
E22N1E15N2E6N8E4N4E9 N4\$ S4W9S4W4 S26 E26N1E7N12W7 N21\$									
PTR=E15 FUS=[YR=2019] E15 N2 FSP=[YR=2022] N13E22S13W22\$									
E22S2E15 S21 STR=[YR=2019] S9 W10 N9 E10\$ W10 S9 W5 S1									
FOP=[YR=2019] S7 W22N7E22\$ W22N1W15N30\$ W15\$ PTR=N15									
FUS=[YR=2019] N13W4N4E4N4E14S21W14\$ S15\$.									

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