LOT 29
IN OR 2204/650
CRANE ISLAND PHASE 1 PB 8/308

NOVAK PETER & CATHERINE
42 CORD GRASS CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0029-0000

BUILDING CHARACTERISTICS

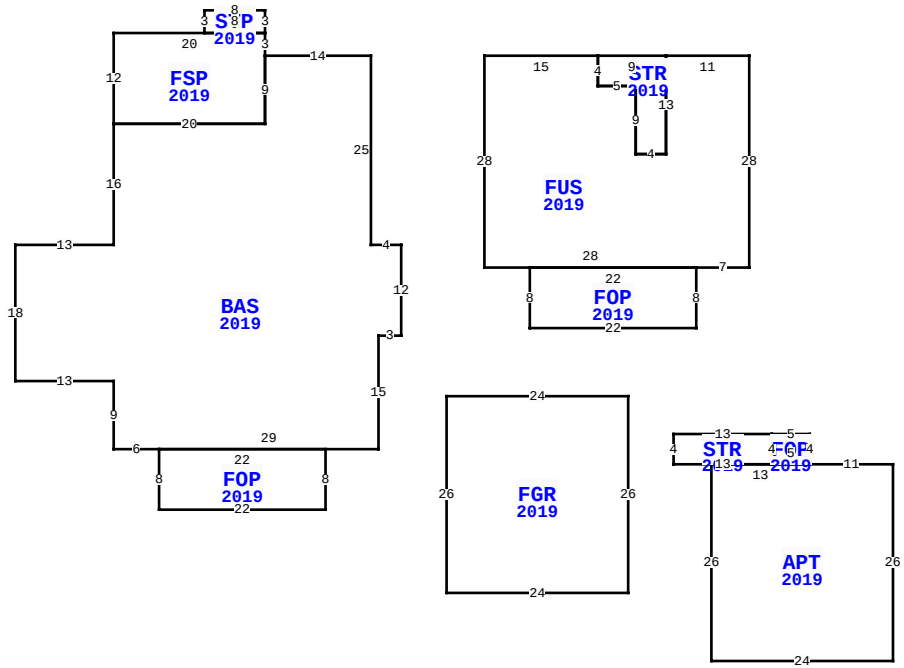
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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
APT	624	100	2019	624	308,654
BAS	1,885	100	2019	1,885	932,391
FGR	624	55	2019	343	169,661
FOP	20	30	2019	6	2,968
FOP	176	30	2019	53	26,216
FOP	176	30	2019	53	26,216
FSP	240	40	2019	96	47,485
FUS	908	100	2019	908	449,131
STP	24	10	2019	2	990
STR	52	10	2019	5	2,474
TOTALS	4,801			3,982	1,969,644

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,982	318.3488	507.32	2,020,148	2019	2019	0	0	0	2.50	97.50

1 SFR CUST 100% - 2023 Heated Area: 3417 HX Base Yr 2023



** This building has 11 Sub-Areas

42 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		1,969,644
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		2,469,644
SOH/AGL Deduction		433,812
ASSESSED VALUE		2,035,832
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,984,421
TOTAL JUST VALUE		2,469,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,501,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20184233	NEW CONSTR	347,448	12/17/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2204/0650	6/18/2018	WD	Q	V	01	433,400

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: NOVAK PETER & CATHE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W14 FSP=[YR=2019] N3 STP=[YR=2019] N3 W8 S3 E8$ W20 S12 E20 N9$ S9 W20 S16 W13 S18 E13 S9 E6 FOP=[YR=2019] S8 E22 N8 W22$ E29 N15 E3 N12 W4 N25$ PTR=E15 FUS=[YR=2019] E15 STR=[YR=2019] E9 S13 W4 N9 W5 N4$ S4 E5 S9 E4 N13 E11 S28 W7 FOP=[YR=2019] S8 W22 N8 E22$ W28 N28$ W15$ PTR=E10 S45 FGR=[YR=2019] E24S26 W24N26$ W10 N45 $ PTR=E40 S50 STR=[YR=2019] E13 FOP=[YR=2019] E5 S4 APT=[YR=2019] E11 S26 W24 N26 E13$ W5 N4$ S4 W13 N4$ W40 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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