LOT 31
CRANE ISLAND PHASE 1 PB 8/308

KOLLEVOLL OLAV B JR & JUDITH M
65 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0031-0000

BUILDING CHARACTERISTICS

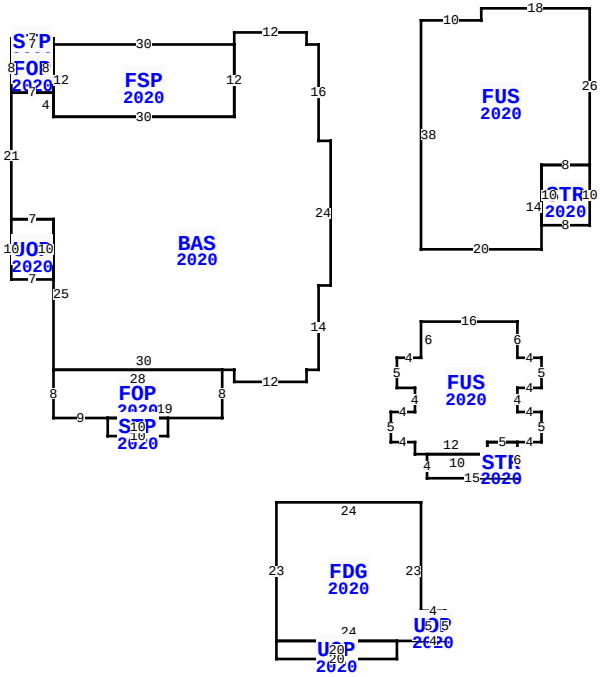
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	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
BAS	2,259	100	2020	2,259	1,099,648
FDG	552	60	2020	331	161,126
FOP	56	30	2020	17	8,275
FOP	224	30	2020	67	32,614
FSP	360	40	2020	144	70,097
FUS	433	100	2020	433	210,778
FUS	988	100	2020	988	480,944
STP	7	10	2020	1	487
STP	30	10	2020	3	1,460
STR	70	10	2020	7	3,407
TOTALS	5,209			4,288	2,087,336

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,288	311.6984	496.72	2,129,935	2020	2020	0	0	0	2.00	98.00

1 SFR CUST 100% - 2021 Heated Area: 3680 HX Base Yr 2021



** This building has 14 Sub-Areas

65 BROADBENT WAY, 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		2,087,336
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		350,000
TOTAL MARKET VALUE		2,439,296
SOH/AGL Deduction		922,277
ASSESSED VALUE		1,517,019
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,465,608
TOTAL JUST VALUE		2,439,296
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,459,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190265	CO ISSUED	0	02/28/2020
20190344	GARAGE	0	06/26/2019
20190265	NEW CONSTR	0	04/30/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2347/1518	3/18/2020	WD	Q	I	01	1,590,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOLLEVOLL OLAV B JR						
2249/0626	12/20/2018	SW	Q	V	01	369,000
GRANTOR: THE RANGE AT CRANE IS						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W2 N16 W2 N2 W12 S2 FSP=[YR=2020] W30 STP=[YR=2020] N1W7 S1 FOP=[YR=2020] S8 E7 N8 W7$ E7$ S12 E30 N12$ S12 W30 N4 W7S21 UOP=[YR=2020] S10 E7 N10 W7$ E7 S25 FOP=[YR=2020] S8 E9 STP=[YR=2020] S3 E10 N3 W10$ E19 N8 W28$ E30 S2 E12 N2 E2 N14 E2 N24$ PTR=E15 N20 FUS=[YR=2020] E10 N2 E18 S26 STR=[YR=2020] S10 W8 N10 E8$ W8 S14 W20 N38$ W15 S20$ PTR=E15 S30 FUS=[YR=2020] E16 S6 E4 S5 W4 S4 E4 S5 W4 STR=[YR=2020] S6 W15 N4 E10 N2 E5$ W5 S2 W12 N2 W4 N5 E4N4 W3 N5 E4 N6$ W15 N30$ PTR=E15 S60 FDG=[YR=2020] W24 S23 UOP=[YR=2020] S3 E20 N3 W20$ E24 UOP=[YR=2020] E4 N5 W4 S5$ N23$ W15 N60$.

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
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2020	2020	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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	350,000.00	350,000.00	350,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/09/2026 BY SYS