

GAUDETTE DONALD L & DESIREE G
85 BROADBENT WAY
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0036-0000

NASSAU COUNTY COUNTY PROPERTY										PAGE 1 of 1		2					
VALUATION SUMMARY																	
VALUATION BY								STANDARD									
Tax Group: 2								Tax Dist:									
BUILDING MARKET VALUE								2,090,454									
TOTAL MARKET OB/XF VALUE								73,960									
TOTAL LAND VALUE - MARKET								325,000									
TOTAL MARKET VALUE								2,489,414									
SOH/AGL Deduction								643,889									
ASSESSED VALUE								1,845,525									
TOTAL EXEMPTION VALUE								HX HB		51,411							
BASE TAXABLE VALUE								1,794,114									
TOTAL JUST VALUE								2,489,414									
NCON VALUE								0									
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE								2,528,601									
PERMIT NUM				DESCRIPTION				AMT				ISSUED					
20211369				SWIM POOL				0				06/08/2021					
20211041				NEW CONSTR				0				03/26/2021					
SALES DATA																	
OFF RECORD Number			DATE		TYPE INST		Q U		V I		RSN CD		SALE PRICE				
2256/0143			2/15/2019		WD		Q		V		01		318,600				
GRANTOR: THE RANGE AT CRANE IS																	
GRANTEE: GAUDETTE DONALD L &																	
BUILDING NOTES																	
BUILDING DIMENSIONS																	
BAS=[YR=2022;ORIG=-36,3] W15 S10 W2 S15 S19 E8 S4 E13 N3 E9																	
S3 E13 N4 E10 N34 W35 N10 W1 \$																	
FUS=[YR=2022;ORIG=15,0] E18 S1 S5 E20 S5 E5 S18 W13 N3 W9 S3																	
W13 N14 E14 N4 W14 S4 W8 N15 \$																	
FOP=[YR=2022;ORIG=0,-37] W28 S22 E28 N22 \$																	
FOP=[YR=2022;ORIG=-53,47] S14 E21 E30 N14 W8 S4 W13 N3 W9 S3																	
W13 N4 W8 \$																	
FUS=[YR=2022;ORIG=15,-37] E28 S3 W4 S13 E4 S6 W28 N22 \$																	
FOP=[YR=2022;ORIG=0,0] W23 W13 S3 E1 S10 E35 N13 \$																	
UAT=[YR=2022;ORIG=33,1] E20 N1 E15 S15 W10 N4 W5 N5 W20 N5 \$																	
STP=[YR=2022;ORIG=-32,61] S8 E9 N8 W9 \$																	
STR=[YR=2022;ORIG=23,15] E14 N4 W14 S4 \$																	
LAND ALUE		OTHER ADJUSTMENTS AND NOTES				YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
325,000																	
Common: 325,000 PRINTED 07/09/2026 BY SYS																	