LOT 39
CRANE ISLAND PHASE 1 PB 8/308

BOWERS JEFFREY A & KRISTA J
21905 BEAVERBROOK DRIVE
SMITHSBURG, MD 21783

2026

19-2N-28-1000-0039-0000

BUILDING CHARACTERISTICS

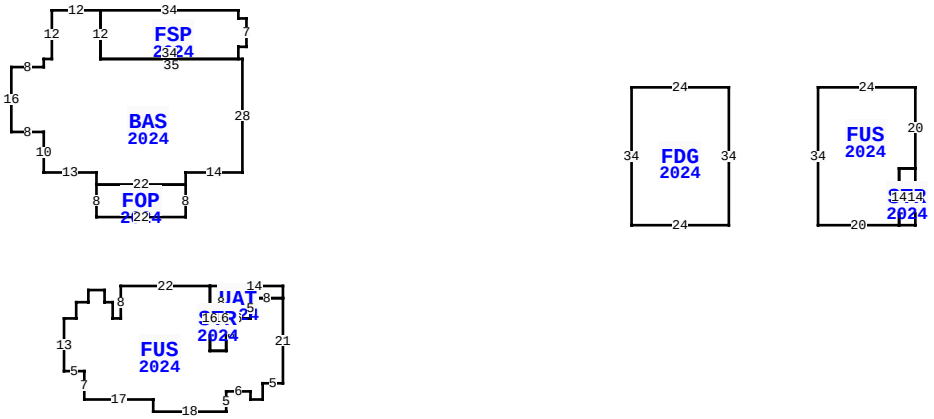
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,710	100	2024	1,710	832,469
FDG	816	60	2024	490	238,543
FOP	176	30	2024	53	25,801
FSP	422	40	2024	169	82,274
FUS	760	100	2024	760	369,986
FUS	1,299	100	2024	1,299	632,384
STR	56	10	2024	6	2,921
STR	64	10	2024	6	2,921
UAT	72	10	2024	7	3,408
TOTALS	5,375			4,500	2,190,706

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,500	307.0200	489.27	2,201,715	2023	2023	0	0	0	0.50	99.50

1 SFR CUST 0% - 2024 Heated Area: 3769 HX Base Yr



97 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	2,190,706
TOTAL MARKET OB/XF VALUE	9,900
TOTAL LAND VALUE - MARKET	325,000
TOTAL MARKET VALUE	2,525,606
SOH/AGL Deduction	0
ASSESSED VALUE	2,525,606
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,525,606
TOTAL JUST VALUE	2,525,606
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,543,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2021-1640	COC		10/10/2023
2021-1639	CO		10/09/2023
2021-1640	DGR1491T 762H	76,459	11/29/2021
20211639	NEW CONSTR	0	09/05/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2439/1929	3/02/2021	WD	Q	V	02	355,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: BOWERS JEFFREY A &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=59,11] W12 S12 W2 S2 W8 S16 E8 S10 E13 S3 E22 N3 E14 N28 W35 N12 $
FUS=[YR=2024;ORIG=50,100] N13 E3 N4 E3 N3 E4 S3 E2 S4 E2 N8 E22 S16 E4 N8 E6 N5 E8 S21 W5 S4 W3 N2 W6 S5 W18 N3 W17 N7 W5 $
FSP=[YR=2024;ORIG=59,11] E34 S2 E2 S7 W2 S3 W34 N12 $
FOP=[YR=2024;ORIG=58,54] E22 S8 W22 N8 $
UAT=[YR=2024;ORIG=90,87] N8 E14 S3 W8 S5 W6 $
STR=[YR=2024;ORIG=86,79] E4 S16 W4 N16 $
FDG=[YR=2024;ORIG=190,30] E24 S34 W24 N34 $
FUS=[YR=2024;ORIG=260,30] W24 S34 E20 N14 E4 N20 $
STR=[YR=2024;ORIG=256,50] E4 S14 W4 N14 $

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
4	0502	FP-CUSTOM	0	0	0	0	1.00	UT	10,000.00	10,000.00	100	2024	2023		99	9,900	

LAND DESCRIPTION

TOTAL OB/XF 9,900

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	325,000.00	325,000.00	325,000							

REVIEW DATE 01/31/2024 BY HS Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS