LOT 47
CRANE ISLAND PHASE 1 PB 8/308

ERVIN WILLIAM C & SHERI
88 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0047-0000

BUILDING CHARACTERISTICS

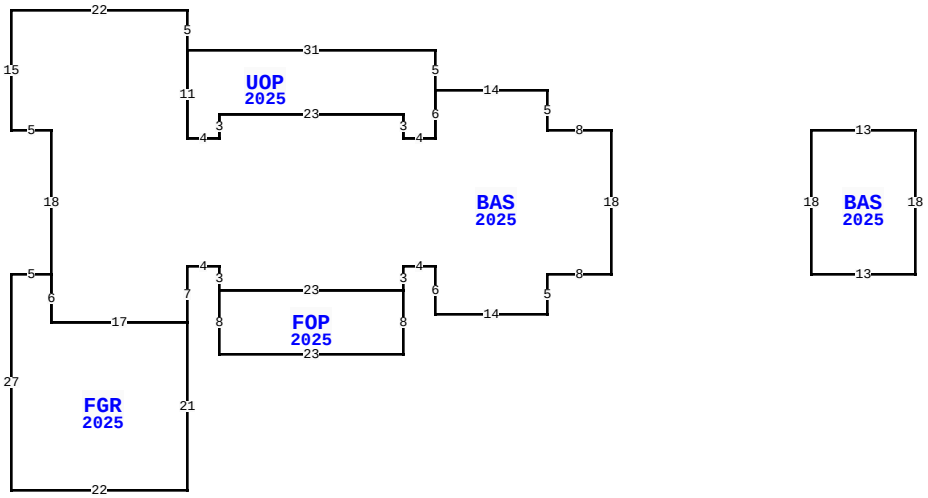
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	234	100	2025	234	127,046
BAS	1,908	100	2025	1,908	1,035,910
FGR	492	55	2025	271	147,134
FOP	184	30	2025	55	29,861
UOP	272	20	2025	54	29,318
TOTALS	3,090			2,522	1,369,269

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	2,522	340.6936	542.93	1,369,269	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 2142 HX Base Yr 2025



88 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		1,369,269
TOTAL MARKET OB/XF VALUE		10,000
TOTAL LAND VALUE - MARKET		515,000
TOTAL MARKET VALUE		1,894,269
SOH/AGL Deduction		0
ASSESSED VALUE		1,894,269
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,842,858
TOTAL JUST VALUE		1,894,269
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,872,468

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0130	INSTALL 8'X17'8"	21,905	03/05/2026
2026-0112	8 X12 ADDITION OF	74,295	03/04/2026
20230331	SFR 1946- HTD		07/20/2023
2023-0331			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0148	2/21/2019	WD	Q	V	01	382,500

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: ERVIN WILLIAM C & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=20,10] E22 S5 S11 E4 N3 E23 S3 E4 N6 E14 S5 E8 S18 W8 S5 W14 N6 W4 S3 W23 N3 W4 S7 W17 N6 N18 W5 N15 $
UOP=[YR=2025;ORIG=42,26] E4 N3 E23 S3 E4 N6 N5 W31 S11 $
FGR=[YR=2025;ORIG=25,49] N6 W5 S27 E22 N21 W17 $
FOP=[YR=2025;ORIG=46,45] E23 S8 W23 N8 $
BAS=[YR=2025;ORIG=120,25] E13 S18 W13 N18 $
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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
2	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 10,000

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	000116	C	RES MARSH	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	515,000.00	515,000.00	515,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 515,000 Market: 0 Agricultural: 0 Common: 515,000 PRINTED 07/09/2026 BY SYS