LOT 49
CRANE ISLAND PHASE 2A
OR 2270/910

GROVER WILLIAM H TRUST/GROVER WILLIAM H TRUSTEE
105 BROADBENT WAY
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0049-0000

BUILDING CHARACTERISTICS

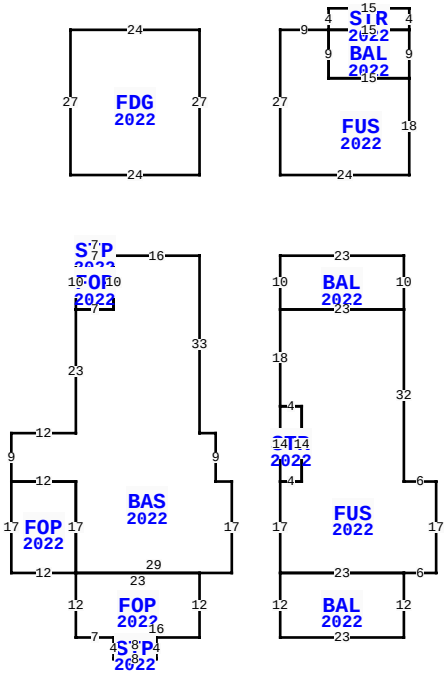
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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
BAL	135	15	2022	20	10,234
BAL	230	15	2022	34	17,397
BAL	276	15	2022	41	20,979
BAS	1,524	100	2022	1,524	779,818
FDG	648	60	2022	389	199,048
FOP	70	30	2022	21	10,745
FOP	204	30	2022	61	31,213
FOP	276	30	2022	83	42,470
FUS	513	100	2022	513	262,498
FUS	1,173	100	2022	1,173	600,214
TOTALS	5,211			3,875	1,982,804

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,875	324.3328	516.86	2,002,832	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 3210 HX Base Yr 2023



** This building has 14 Sub-Areas

105 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		1,982,804
TOTAL MARKET OB/XF VALUE		17,112
TOTAL LAND VALUE - MARKET		325,000
TOTAL MARKET VALUE		2,324,916
SOH/AGL Deduction		712,425
ASSESSED VALUE		1,612,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,561,080
TOTAL JUST VALUE		2,324,916
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,330,236

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211039	CO ISSUED	0	12/08/2023
20211039	NEW CONSTR	0	04/22/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2404/0585	10/28/2020	WD	Q	V	02	370,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: GROVER WILLIAM H TR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W16 STP=[YR=2022] N2 W7 S2 FOP=[YR=2022] S10 E7 N10 W7$ E7$ S10 W7 S23 W12 S9 FOP=[YR=2022] S17 E12 N17 W12$ E12 S17 FOP=[YR=2022] S12 E7 STP=[YR=2022] S4 E8 N4 W8$ E16 N12 W23$ E29 N17 W3 N9 W3 N33$ PTR=N15 FDG=[YR=2022] N27 W24 S27 E24$ E15 FUS=[YR=2022] E24 N18 BAL=[YR=2022] N9 STR=[YR=2022] N4 W15 S4 E15$ W15 S9 E15$ W15 N9 W9 S27 $ S15 BAL=[YR=2022] E23 S10 FUS=[YR=2022] S32 E6 S17 W6 BAL=[YR=2022] S12 W23 N12 E23$ W23 N17 STR=[YR=2022] N14 E4 S14 W4$ E4 N14 W4 N18 E23$ W23 N10$ N15 W15 S15$.

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	0409	ELEVATOR R	0	100	0	0	1.00	UT	10,200.00	10,200.00	100	2022	2022	3	100	10,200	
2	0504	FP-ELECTRI	0	100	0	0	2.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	3,960	
4	1241	WD DECK G	0	100	0	0	276.00	UT	11.50	11.50	100	2022	2022	3	93	2,952	

LAND DESCRIPTION

TOTAL OB/XF 17,112

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	325,000.00	325,000.00	325,000							

REVIEW DATE 01/30/2023 BY TW Total Acres: 0.00 Total Land Value: 325,000 Market: 0 Agricultural: 0 Common: 325,000 PRINTED 07/09/2026 BY SYS