

LOT 58
CRANE ISLAND PHASE 2A
OR 2270/910

WINTER GREGG & ELLEN
4020 HOWELL ROAD
MALVERN, PA 19355

2026

19-2N-28-1000-0058-0000



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		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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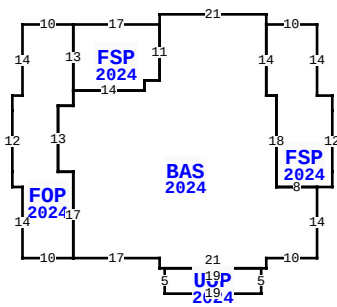
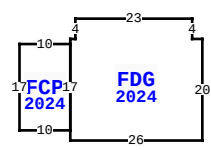
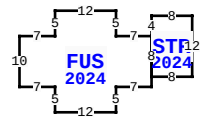
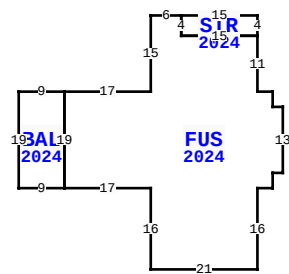
NEIGHBORHOOD/LOC	2036.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	171	15	2024	26	12,417
BAS	1,832	100	2024	1,832	874,872
FCP	170	25	2024	42	20,057
FDG	612	60	2024	367	175,261
FOP	457	30	2024	137	65,424
FSP	215	40	2024	86	41,070
FSP	338	40	2024	135	64,469
FUS	380	100	2024	380	181,469
FUS	1,396	100	2024	1,396	666,660
STR	60	10	2024	6	2,866
TOTALS	5,822			4,436	118,413

EXTRA FEATURES	
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L N	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	0	0	0	2.00	UT	10,000.00	10,000.00	100	2024	2023		99	19,800	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	0	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	4,436	301.1720	479.95	2,129,058	2023	2023	0	0	0.50	99.50
1 SFR CUST 0% - 2024 Heated Area: 3608 HX Base Yr											
											
											
											
											

** This building has 12 Sub-Areas

56 WALLAN CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		2,118,413	
TOTAL MARKET OB/XF VALUE		19,800	
TOTAL LAND VALUE - MARKET		500,000	
TOTAL MARKET VALUE		2,638,213	
SOH/AGL Deduction		0	
ASSESSED VALUE		2,638,213	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		2,638,213	
TOTAL JUST VALUE		2,638,213	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2,652,309	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200596	NEW CONSTR	0	11/05/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2309/0788	9/30/2019	WD	Q	V	01	460,000

GRANTOR: CRANE ISLAND MODEL H0					
GRANTEE: WINTER GREGG & ELLE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2024;ORIG=0,0] E17 S2 E21 N2 E10 N14 W8 N18 W2 N14 N2 W21 S2 S11 W3 S2 W14 S3 W3 S13 E3 S17 \$					
FOP=[YR=2024;ORIG=0,0] W10 N14 W2 N3 N12 N3 E2 N14 E10 S13 S3 W3 S13 E3 S17 \$					
FSP=[YR=2024;ORIG=0,-46] E17 S11 W3 S2 W14 N13 \$					
FSP=[YR=2024;ORIG=38,-46] E10 S14 E3 S3 S12 S3 W3 W8 N18 W2 N14 \$					
UOP=[YR=2024;ORIG=18,2] S5 E19 N5 W19 \$					
FUS=[YR=2024;ORIG=40,34] W15 N4 W6 S15 W17 S19 E17 S16 E21 N16 E3 N3 E2 N13 W2 N3 W3 N11 \$					
STR=[YR=2024;ORIG=25,30] E15 S4 W15 N4 \$					
BAL=[YR=2024;ORIG=-7,45] E9 S19 W9 N19 \$					