LOT 59
CRANE ISLAND PHASE 2A
OR 2270/910

WALLS JAMES D & JANICE R H
52 WALLAN CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0059-0000

BUILDING CHARACTERISTICS

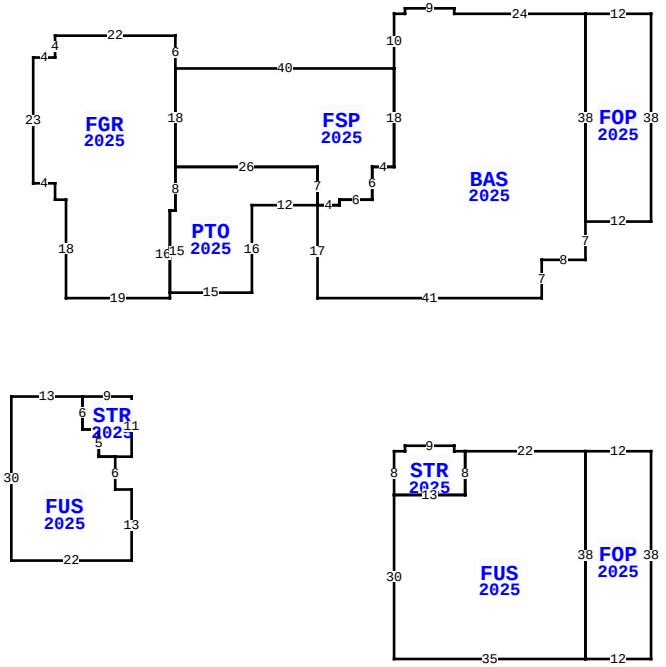
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC		2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,045	100	2025	2,045	1,077,879
FGR	1,096	55	2025	603	317,829
FOP	456	30	2025	137	72,210
FOP	456	30	2025	137	72,210
FSP	784	40	2025	314	165,503
FUS	558	100	2025	558	294,111
FUS	1,226	100	2025	1,226	646,200
PTO	421	5	2025	21	11,069
STR	84	10	2025	8	4,217
STR	113	10	2025	11	5,798
TOTALS	7,239			5,060	2,667,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,060	330.7452	527.08	2,667,025	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 3829 HX Base Yr 2025



52 WALLAN CT, 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		2,667,025
TOTAL MARKET OB/XF VALUE		94,850
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		3,261,875
SOH/AGL Deduction		116,655
ASSESSED VALUE		3,145,220
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		3,093,809
TOTAL JUST VALUE		3,261,875
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,204,975

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222534	NEW CONSTR	0	11/30/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2533/1953	1/24/2022	WD	Q	V	01	550,000
GRANTOR: PICKETT CONSTRUCTION						
GRANTEE: WALLS JAMES D & JAN						
2339/0933	2/07/2020	WD	Q	V	01	450,000
GRANTOR: CRANE ISLAND MODEL HO						
GRANTEE: PICKETT CONSTRUCTIO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] W24 N1 W9 S1 W2 S10 S18 W4 S6 W6 S1 W4 S17 E41 N7 E8 N7 N38 $
FOP=[YR=2025;ORIG=90,10] E12 S38 W12 N38 $
FSP=[YR=2025;ORIG=55,38] N18 W40 S18 E26 S7 E4 N1 E6 N6 E4 $
FGR=[YR=2025;ORIG=15,20] N6 W22 S4 W4 S23 E4 S3 E2 S18 E19 N16 E1 N8 N18 $
PTO=[YR=2025;ORIG=41,38] S7 W12 S16 W15 N15 E1 N8 E26 $
FUS=[YR=2025;ORIG=90,90] W22 S8 W13 S30 E35 N38 $
FOP=[YR=2025;ORIG=90,90] E12 S38 W12 N38 $
STR=[YR=2025;ORIG=68,90] W2 N1 W9 S1 W2 S8 E13 N8 $
FUS=[YR=2025;ORIG=-15,80] E13 S6 E3 S5 E3 S6 E3 S13 W22 N30 $
STR=[YR=2025;ORIG=-2,80] S6 E3 S5 E3 E3 N11 W9 $

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	0860	POOL/SPA	0	100	0	0	1.00	UT	70,000.00	70,000.00	100	2025	2024	06	100	70,000	
2	0502	FP-CUSTOM	0	100	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
5	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

LAND DESCRIPTION

TOTAL OB/XF 94,850

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	500,000.00	500,000.00	500,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS