LOT 60
CRANE ISLAND PHASE 2A
OR 2270/910

PERRY RONALD & BETTY
122 BROADBENT WAY
FERNANDINA BEACH, FL 32034

**2026**

**19-2N-28-1000-0060-0000**

## BUILDING CHARACTERISTICS

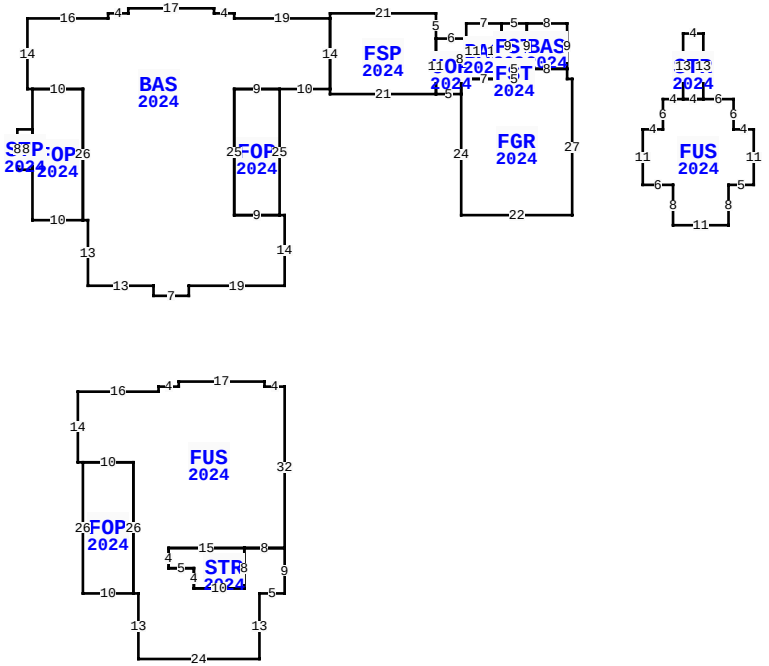
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 31 | HARDIE BRD 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 13 | STAND SEAM 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 6.5 100 |
| 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 | 72 | 100 | 2024 | 72 | 37,904 |
| BAS | 77 | 100 | 2024 | 77 | 40,536 |
| BAS | 2,193 | 100 | 2024 | 2,193 | 1,154,493 |
| FGR | 610 | 55 | 2024 | 336 | 176,885 |
| FOP | 225 | 30 | 2024 | 68 | 35,798 |
| FOP | 260 | 30 | 2024 | 78 | 41,063 |
| FOP | 260 | 30 | 2024 | 78 | 41,063 |
| FSP | 336 | 40 | 2024 | 134 | 70,544 |
| FST | 10 | 55 | 2024 | 6 | 3,159 |
| FST | 45 | 55 | 2024 | 25 | 13,161 |
| TOTALS | 6,349 | | | 5,119 | 2,694,870 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0500 | 22 | 5,119 | 332.0100 | 529.09 | 2,708,412 | 2023 | 2023 | 0 | 0 | 0 | 0.50 | 99.50 |

1 SFR CUST 100% - 2024 Heated Area: 4364 HX Base Yr 2024




** This building has 16 Sub-Areas

122 BROADBENT WAY, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/30/2023 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 2,694,870 |
| TOTAL MARKET OB/XF VALUE | 89,800 |
| TOTAL LAND VALUE - MARKET | 450,000 |
| TOTAL MARKET VALUE | 3,234,670 |
| SOH/AGL Deduction | 403,312 |
| ASSESSED VALUE | 2,831,358 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 2,779,947 |
| TOTAL JUST VALUE | 3,234,670 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 3,212,290 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 2021-1530 | COC | | 10/02/2023 |
| 20211529 | CO | | 06/16/2023 |
| 20222049 | SWIM POOL | 0 | 03/01/2022 |
| 2021-1530 | DGR-1215 FUS592 | 109,251 | 10/05/2021 |
| 20211529 | NEW CONSTR | 0 | 07/18/2021 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2553/0087 | 4/05/2022 | WD | Q | I | 01 | 2,200,000 |
| GRANTOR: FLANNERY KENT M & JEN | | | | | | |
| GRANTEE: PERRY RONALD & BETT | | | | | | |
| 2472/1146 | 6/18/2021 | WD | Q | V | 01 | 410,000 |
| GRANTOR: THE RANGE AT CRANE IS | | | | | | |
| GRANTEE: FLANNERY KENT M & J | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=20,30] N14 E16 N1 E4 N1 E17 S1 E4 S1 E19 S14 W10 W9 S25 E9 E1 S14 W19 S2 W7 N2 W13 N13 W1 N26 W10 W1 $
FOP=[YR=2024;ORIG=21,30] E10 S26 W10 N26 $
STP=[YR=2024;ORIG=18,38] E3 S8 W3 N8 $
FOP=[YR=2024;ORIG=61,30] E9 S25 W9 N25 $
FUS=[YR=2024;ORIG=30,90] E16 N1 E4 N1 E17 S1 E4 S32 W8 W15 S4 E5 S4 E10 N8 E8 S9 W5 S13 W24 N13 W1 N26 W10 W1 N14 $
FOP=[YR=2024;ORIG=31,104] E10 S26 W10 N26 $
STR=[YR=2024;ORIG=48,121] E15 S8 W10 N4 W5 N4 $
FSP=[YR=2024;ORIG=80,15] S1 S14 S1 E21 N11 N5 W21 $
UOP=[YR=2024;ORIG=101,20] E6 S8 W1 S3 W5 N11 $
BAS=[YR=2024;ORIG=107,17] E7 S11 W7 N11 $

## 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 | 0860 | POOL/SPA | 0 | 100 | 0 | 0 | 1.00 | UT | 70,000.00 | 70,000.00 | 100 | 2024 | 2023 | 06 | 100 | 70,000 | |
| 3 | 0502 | FP-CUSTOM | 0 | 100 | 0 | 0 | 2.00 | UT | 10,000.00 | 10,000.00 | 100 | 2024 | 2023 | | 99 | 19,800 | |

## LAND DESCRIPTION

TOTAL OB/XF 89,800

| 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 | 450,000.00 | 450,000.00 | 450,000 | | | | | | | |

REVIEW DATE 01/31/2024 BY HS Total Acres: 0.00 Total Land Value: 450,000 Market: 0 Agricultural: 0 Common: 450,000 PRINTED 07/09/2026 BY SYS