LOT 78
CRANE ISLAND PHASE 2A
OR 2270/910

BRADISH WESLEY J & HELEN J
79 OLD WELL RD
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0078-0000

BUILDING CHARACTERISTICS

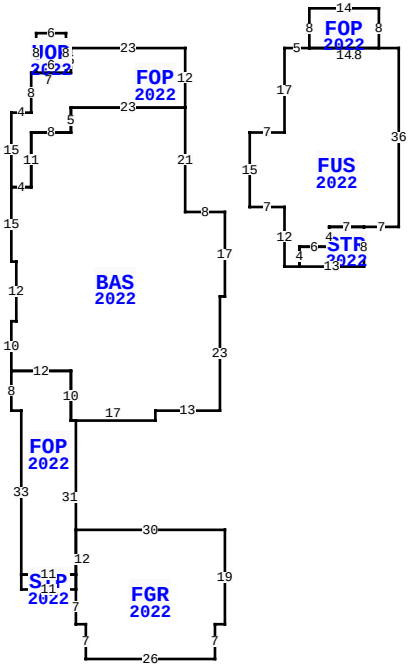
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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
BAS	2,254	100	2022	2,254	1,093,773
FGR	752	55	2022	414	200,897
FOP	112	30	2022	34	16,498
FOP	432	30	2022	130	63,084
FOP	457	30	2022	137	66,480
FUS	981	100	2022	981	476,039
STP	33	10	2022	3	1,455
STR	80	10	2022	8	3,882
UOP	48	20	2022	10	4,853
TOTALS	5,149			3,971	1,926,961

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	3,971	307.5776	490.16	1,946,425	2022	2022	0	0	0	1.00	99.00

1 SFR CUST 100% - 2023 Heated Area: 3235 HX Base Yr 2023



79 OLD WELL RD, 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		1,926,961
TOTAL MARKET OB/XF VALUE		1,980
TOTAL LAND VALUE - MARKET		500,000
TOTAL MARKET VALUE		2,428,941
SOH/AGL Deduction		640,167
ASSESSED VALUE		1,788,774
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		1,737,363
TOTAL JUST VALUE		2,428,941
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,434,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200164	NEW CONSTR	424,858	07/02/2020
20200165	GARAGE	34,824	07/02/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2549/0385	3/14/2022	WD	Q	I	01	2,195,000
GRANTOR: CAM BRADFORD HOMES LL						
GRANTEE: BRADISH WESLEY J &						
2395/1008	9/23/2020	WD	Q	V	01	525,000
GRANTOR: CRANE ISLAND MODEL HO						
GRANTEE: CAM BRADFORD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2022] W23 S5 W1 UOP=[YR=2022] N8W6 S8E6$ W7S8W4S15
BAS=[YR=2022] S15E1 S12W1S10 FOP=[YR=2022] S8E2S33
STP=[YR=2022] S3E11 FGR=[YR=2022] S7 E2 S7 E26 N7 E2 N19 W30
S12$ N3W11$ E11 N31 W1 N10 W12$ E12 S10 E17 N2 E13 N23 E1 N17
W8 N21 W23 S5 W8 S11 W4$ E4 N11 E8 N5 E23 N12$ PTR=E20
FUS=[YR=2022] E5 FOP=[YR=2022] N8 E14 S8 W14$ E18 S36 W7
STR=[YR=2022] S8 W13 N4 E6 N4 E7$ W7 S4 W6 S4 W3 N12 W7 N15
E7 N17$ W20$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2022	2022	3	99	1,980	

TOTAL OB/XF 1,980

LAND DESCRIPTION

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 500,000 Market: 0 Agricultural: 0 Common: 500,000 PRINTED 07/09/2026 BY SYS