

KONTIO ELIZABETH
137 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

19-2N-28-1000-0084-0000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 2								Tax Dist:					
BUILDING MARKET VALUE								3,181,357					
TOTAL MARKET OB/XF VALUE								45,102					
TOTAL LAND VALUE - MARKET								1,700,000					
TOTAL MARKET VALUE								4,926,459					
SOH/AGL Deduction								673,485					
ASSESSED VALUE								4,252,974					
TOTAL EXEMPTION VALUE								HX HB		51,411			
BASE TAXABLE VALUE								4,201,563					
TOTAL JUST VALUE								4,926,459					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								4,765,689					
PERMIT NUM				DESCRIPTION				AMT		ISSUED			
2020-0720				CO						09/11/2023			
20200720				NEW CONSTR				582,438		01/11/2021			
SALES DATA													
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE					
2380/0644		7/23/2020		WD	Q	V	02	1,300,000					
GRANTOR: THE RANGE AT CRANE IS													
GRANTEE: KONTIO ELIZABETH													
BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=2024;ORIG=80,0] W17 S5 W28 N11 N5 W8 W9 S13 S21 W9													
S19 E5 E15 S2 U0.1R39.2 D0.1R0.10 N4 E11 N11 E2 N13 W2 N16 \$													
FUS=[YR=2024;ORIG=100,5] W5 S8 W5 S18 E5 S12 E27 N11 W5 N4													
E10 S8 E8 E5 N21 W5 N10 W5 W30 \$													
FGR=[YR=2024;ORIG=21,69] W1 W13 W5 S33 E3 S6 E12 N6 E4 N2 E6													
N23 W6 N8 \$													
UAT=[YR=2024;ORIG=148,6] E12 S13 E13 N8 E10 S22 W35 N27 \$													
FOP=[YR=2024;ORIG=68,44] W39 N2 W15 S20 W7 S3.11 S3.1 E13 N19													
E10 S4 E14 E10 E14 N10 \$													
FUS=[YR=2024;ORIG=33,81] E4 N5 E6 S2 E9 S24 W17 N4 W2 N17 \$													
UOP=[YR=2024;ORIG=27,-17] E8 U1R14 D1R14 E8 S6 W8 S5 W28 N5													
W8 N6 \$													
ND UE		OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV				
000,000													
Common: 1,700,000 PRINTED 07/09/2026 BY SYS													