LOT 87
CRANE ISLAND PHASE 2D
OR 2476/1701

RIEWE JULIE M/BRANNAN JENNIFER S
149 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0087-0000

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		6 100
Bathrooms		6.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Quality	03	Quality Level 03

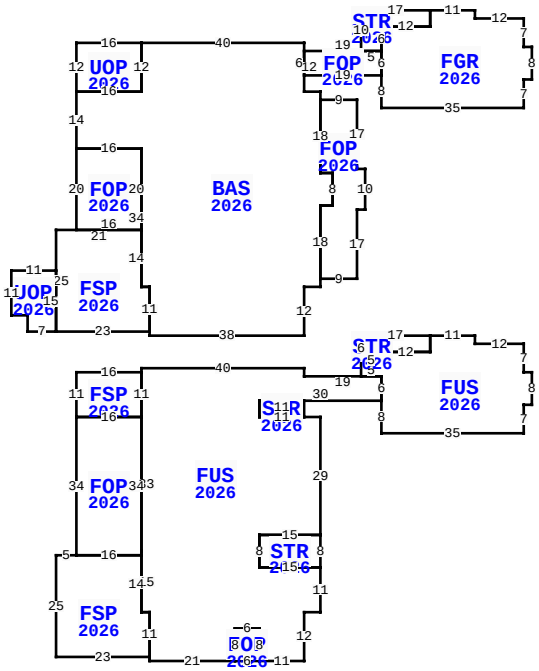
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2036.0100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,296	100	2026	3,296	1,677,466
FGR	784	55	2026	431	219,353
FOP	48	30	2026	14	7,125
FOP	114	30	2026	34	17,304
FOP	320	30	2026	96	48,858
FOP	392	30	2026	118	60,055
FOP	544	30	2026	163	82,957
FSP	176	40	2026	70	35,626
FSP	547	40	2026	219	111,458
FSP	547	40	2026	219	111,458
TOTALS	11,203			8,516	4,334,133

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	8,516	319.3620	508.94	4,334,133	2025	2025	0	0	0	0.00	100.00

1 SFR CUST 0% - 2026 Heated Area: 7050 HX Base Yr



** This building has 18 Sub-Areas

149 CRANE ISLAND DR, 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	4,334,133
TOTAL MARKET OB/XF VALUE	70,000
TOTAL LAND VALUE - MARKET	1,900,000
TOTAL MARKET VALUE	6,304,133
SOH/AGL Deduction	128,439
ASSESSED VALUE	6,175,694
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	6,175,694
TOTAL JUST VALUE	6,304,133
NCON VALUE	4,404,133
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,700,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222588	NEW CONSTR	1,795,321	11/28/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2479/1595	7/13/2021	WD	Q	V	02	1,500,000

GRANTOR: THE RANGE AT CRANE IS
GRANTEE: RIEWE JULIE M & JEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,50] N1 N11 W2 N34 W16 N14 E16 N12 E40 S12 E4 S2 S18 E3 S8 W3 S18 S2 W4 S12 W38 $
FUS=[YR=2026;ORIG=50,130] E21 N8 E6 D8R0 D0R11 N12 E4 N11 W15 N8 E15 N29 W4 W11 N4 E30 N6 W19 N2 W40 S1 S11 S33 S15 E2 S11 S1 $
FUS=[YR=2026;ORIG=107,60] S6 S8 E35 N7 E2 N8 W2 N7 W12 N2 W11 S4 W12 S2 W5 S4 E5 $
FGR=[YR=2026;ORIG=107,-26] S6 S6 S8 E35 N7 E2 N8 W2 N7 W12 N2 W11 S4 W12 $
FSP=[YR=2026;ORIG=50,49] W23 N25 E21 S14 E2 S11 $
FSP=[YR=2026;ORIG=50,129] W23 N25 E5 E16 S14 E2 S11 $
FOP=[YR=2026;ORIG=32,70] S34 E16 N34 W16 $

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	0	0	0	1.00	UT	70,000.00	70,000.00	100	2026	2025	06	100	70,000	

LAND DESCRIPTION

TOTAL OB/XF 70,000

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	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,900,000.00	1,900,000.00	1,900,000							

REVIEW DATE 08/13/2025 BY HS Total Acres: 0.00 Total Land Value: 1,900,000 Market: 0 Agricultural: 0 Common: 1,900,000 PRINTED 07/09/2026 BY SYS