

LOT 88
CRANE ISLAND PHASE 2D
OR 2476/1701

JOLLY GEOFFREY A & KAY R
153 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0088-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	03	PLASTER 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		5.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2036.0100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,161	100	2025	3,161	672,453
FGR	858	55	2025	472	249,730
FOP	120	30	2025	36	19,047
FOP	253	30	2025	76	40,211
FOP	312	30	2025	94	49,734
FSP	240	40	2025	96	50,793
FSP	272	40	2025	109	57,671
FUS	579	100	2025	579	306,343
FUS	1,358	100	2025	1,358	718,504
STR	102	10	2025	10	5,291
TOTALS	7,505			6,016	3,183,005

EXTRA FEATURES	
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L N	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	0502	FP-CUSTOM	0 100	0 0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	

LAND DESCRIPTION			TOTAL OB/XF 20,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,900,000.00	1,900,000.00

REVIEW DATE	02/05/2024	BY	HS
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	22	6,016	332.0100	529.09	3,183,005	2024	2024	0	0	0.00	100.00
1 SFR CUST			100% - 2025		Heated Area: 5098			HX Base Yr 2025			
** This building has 13 Sub-Areas											

153 CRANE ISLAND DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	0502	FP-CUSTOM	0 100	0 0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	

LAND DESCRIPTION			TOTAL OB/XF 20,000													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	1,900,000.00	1,900,000.00

REVIEW DATE	02/05/2024	BY	HS
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Total Acres: 0.00	Total Land Value: 1,900,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		3,183,005	
TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET		20,000	
TOTAL LAND VALUE - MARKET		TOTAL MARKET VALUE		1,900,000	
TOTAL MARKET VALUE		SOH/AGL Deduction		5,103,005	
SOH/AGL Deduction		ASSESSED VALUE		383,430	
ASSESSED VALUE		TOTAL EXEMPTION VALUE		4,719,575	
TOTAL EXEMPTION VALUE		HX HB		51,411	
BASE TAXABLE VALUE		TOTAL JUST VALUE		4,668,164	
TOTAL JUST VALUE		NCON VALUE		5,103,005	
NCON VALUE		INCOME VALUE		0	
INCOME VALUE		PREVIOUS YEAR MKT VALUE		4,892,373	
PREVIOUS YEAR MKT VALUE					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222298	NEW CONSTR	2,730,200	09/26/2022
2022-2298			

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2479/0974	7/13/2021	WD	Q	V	02
GRANTOR: THE RANGE AT CRANE IS					
GRANTEE: JOLLY GEOFFREY A &					

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GRANTEE: JOLLY GEOFFREY A &					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2025;ORIG=70,30] S16 W14 S3 W12 N3 W18 N16 E5 N8 W5					
N23 N16 E10 N7 W5 N1 W2 N12 E2 N1 E33 S11 S6 S2 E1 S1 S39 S1					
W7 S8 E12 \$					
FUS=[YR=2025;ORIG=39,59] E16 N2 E7 S7 E5 S6 E9 S13 W3 S14 W9					
S8 W6 N8 W14 W5 N3 W4 N14 E4 N21 \$					
FGR=[YR=2025;ORIG=84,-21] S4 E34 N5 E3 N14 W3 N5 W34 S14 S6 \$					
FUS=[YR=2025;ORIG=180,-40] E11 S6 E11 S15 W11 S3 W12 N6 W11					
N4 N8 E12 N6 \$					
FOP=[YR=2025;ORIG=65,21] E8 N39 W8 S39 \$					
FSP=[YR=2025;ORIG=26,-1] W11 W6 N16 E17 S16 \$					
FOP=[YR=2025;ORIG=19,22] W4 N23 E11 S23 W7 \$					
FSP=[YR=2025;ORIG=26,46] W9 N16 E2 N8 E7 E5 S8 W5 S16 \$					