

LOT 89
CRANE ISLAND PHASE 2D
OR 2476/1701

NORMINGTON ERNEST Y III & TAMARA S
157 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2026

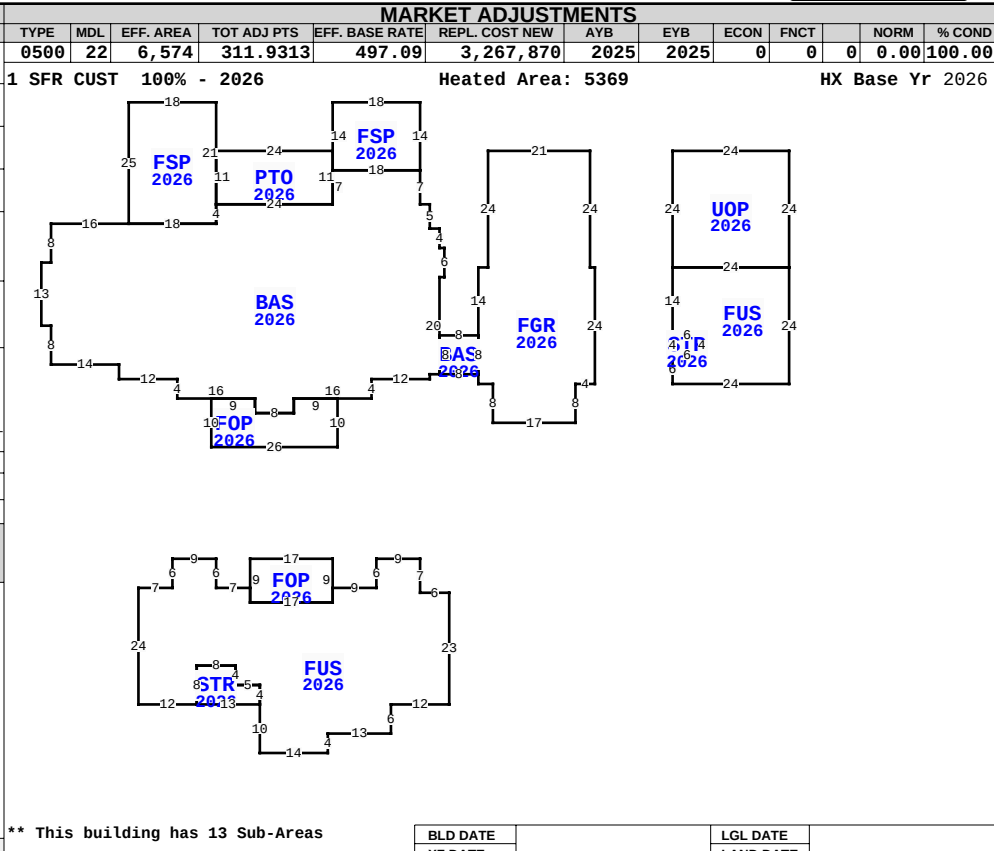
19-2N-28-1000-0089-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
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	64	100	2026	64	31,814
BAS	3,032	100	2026	3,032	1,507,177
FGR	1,216	55	2026	669	332,553
FOP	153	30	2026	46	22,866
FOP	236	30	2026	71	35,293
FSP	252	40	2026	101	50,206
FSP	450	40	2026	180	89,476
FUS	552	100	2026	552	274,394
FUS	1,721	100	2026	1,721	855,492
PTO	264	5	2026	13	6,462
TOTALS	8,624			6,574	2,267,870



** This building has 13 Sub-Areas

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0502	FP-CUSTOM	0 100	0	0	2.00	UT	10,000.00	10,000.00

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2026	2025		100	20,000	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		3,267,870	
TOTAL MARKET OB/XF VALUE		20,000	
TOTAL LAND VALUE - MARKET		2,100,000	
TOTAL MARKET VALUE		5,387,870	
SOH/AGL Deduction		0	
ASSESSED VALUE		5,387,870	
TOTAL EXEMPTION VALUE		51,411	
BASE TAXABLE VALUE		5,336,459	
TOTAL JUST VALUE		5,387,870	
NCON VALUE		3,287,870	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,900,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0306			07/31/2025
20230306	SFR		08/07/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2484/0747	7/30/2021	WD	Q	V	02

GRANTOR: THE RANGE AT CRANE IS					
GRANTEE: NORMINGTON ERNEST Y					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2026;ORIG=50,9] S13 E2 S8 E14 S3 E12 S4 E16 S3 E8 N3 E16 N4 E12 N1 E2 N20 E1 N6 W1 N4 W2 N5 W2 N7 W18 S7 W24 S4 W18 W16 S8 W2 \$					
FUS=[YR=2026;ORIG=70,76] U0R7 U6R0 E9 S6 E7 S3 E17 N3 E9 U6R0 D0R9 S7 E6 S23 W12 S6 W13 S4 W14 N10 N4 W5 N4 W8 S8 W12 N24 \$					
FGR=[YR=2026;ORIG=140,32] S2 E3 S8 E17 N8 E4 N24 W1 N24 W21 S24 W2 S14 S8 \$					
UOP=[YR=2026;ORIG=180,10] E24 N24 W24 S24 \$					
FUS=[YR=2026;ORIG=180,34] E24 N24 W24 S14 E6 S4 W6 S6 \$					
FSP=[YR=2026;ORIG=68,1] E18 N4 N21 W18 S25 \$					
PTO=[YR=2026;ORIG=110,-3] N11 W24 S11 E24 \$					
FSP=[YR=2026;ORIG=110,-24] S14 E18 N14 W18 \$					

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100		R-1	0.00	0.00	1.00

TOTAL OB/XF									
UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
LT		1.00	1.00	1.00	2,100,000.00	2,100,000.00	2,100,000		