LOT 96
CRANE ISLAND PHASE 2E
OR 2547/578

GRAY DAVID & DIANE KOLLER
120 HOMESTEAD CT
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0096-0000

BUILDING CHARACTERISTICS

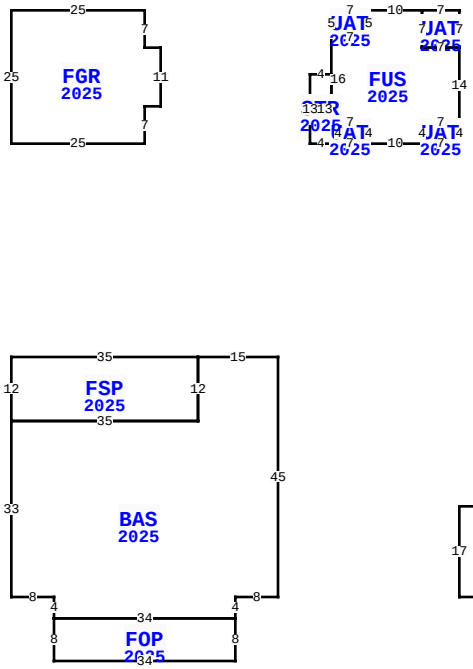
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	1,966	100	2025	1,966	958,228
FGR	658	55	2025	362	176,439
FOP	240	30	2025	72	35,093
FOP	272	30	2025	82	39,967
FSP	420	40	2025	168	81,883
FUS	460	100	2025	460	224,204
FUS	1,194	100	2025	1,194	581,956
STR	48	10	2025	5	2,437
STR	52	10	2025	5	2,437
UAT	28	10	2025	3	1,462
TOTALS	5,450			4,329	2,109,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	4,329	305.8504	487.40	2,109,955	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 0% - 2025 Heated Area: 3620 HX Base Yr



** This building has 13 Sub-Areas

120 HOMESTEAD CT, 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	2,109,955
TOTAL MARKET OB/XF VALUE	24,850
TOTAL LAND VALUE - MARKET	650,000
TOTAL MARKET VALUE	2,784,805
SOH/AGL Deduction	0
ASSESSED VALUE	2,784,805
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,784,805
TOTAL JUST VALUE	2,784,805
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	2,773,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0077			01/16/2024
2023-0077	DGR HTD- 474		03/08/2023
2023-0069	SFR HTD- 3151		03/02/2023
2023-0069			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1406	5/05/2022	WD	Q	V	02	725,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: GRAY DAVID & DIANE

BUILDING NOTES

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
2	0502	FP-CUSTOM	0	0	0	0	2.00	UT	10,000.00	10,000.00	100	2025	2024		100	20,000	
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2025	2024		97	4,850	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=90,10] S45 W8 S4 W34 N4 W8 N33 E35 N12 E15 $
FOP=[YR=2025;ORIG=48,59] S8 E34 N8 W34 $
FSP=[YR=2025;ORIG=40,10] E35 S12 W35 N12 $
FUS=[YR=2025;ORIG=140,59] E18 N4 E16 N17 W15 N16 W20 S16 W15 S17 E16 N12 E4 S12 W4 S4 $
FOP=[YR=2025;ORIG=139,10] E20 S12 W20 N12 $
FGR=[YR=2025;ORIG=40,-30] E25 N7 E3 N11 W3 N7 W25 S25 $
FUS=[YR=2025;ORIG=100,-34] N16 E7 N5 E10 S7 E7 S14 W7 S4 W10 N4 W7 $
UAT=[YR=2025;ORIG=117,-55] E7 S7 W7 N7 $
UAT=[YR=2025;ORIG=100,-55] E7 S5 W7 N5 $

LAND DESCRIPTION

TOTAL OB/XF 24,850

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	650,000.00	650,000.00	650,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 650,000 Market: 0 Agricultural: 0 Common: 650,000 PRINTED 07/09/2026 BY SYS