LOT 100
CRANE ISLAND PHASE 2E
OR 2547/578

KRAEMER RONALD CARL & AVIS MARIE
136 CRANE ISLAND DR
FERNANDINA BEACH, FL 32034

2026

19-2N-28-1000-0100-0000

BUILDING CHARACTERISTICS

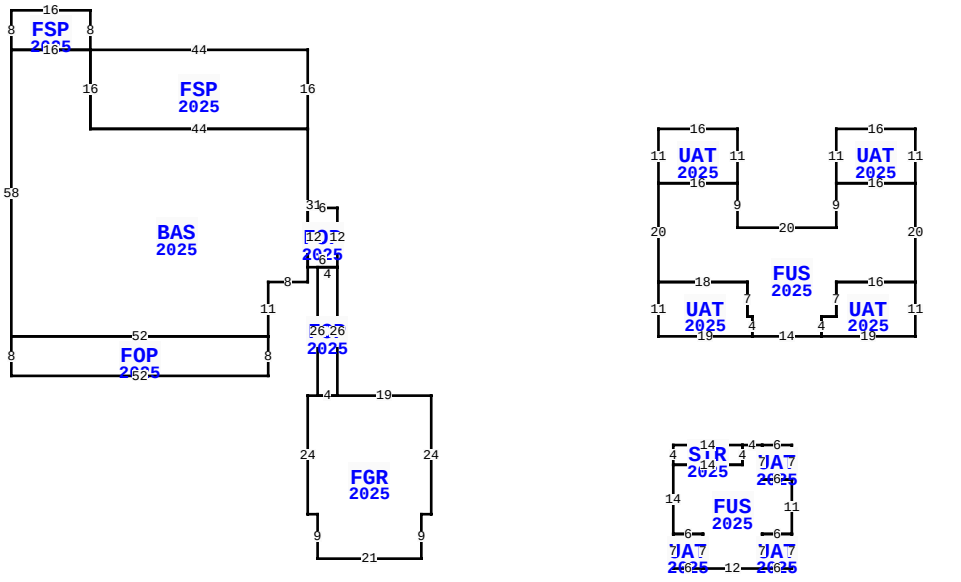
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4.5 100
Frame	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	2,688	100	2025	2,688	1,403,244
FGR	789	55	2025	434	226,565
FOP	72	30	2025	22	11,485
FOP	104	30	2025	31	16,183
FOP	416	30	2025	125	65,255
FSP	128	40	2025	51	26,624
FSP	704	40	2025	282	147,215
FUS	418	100	2025	418	218,213
FUS	1,042	100	2025	1,042	543,966
STR	56	10	2025	6	3,132
TOTALS	7,285			5,186	2,707,299

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	22	5,186	327.5832	522.04	2,707,299	2024	2024	0	0	0	0.00	100.00

1 SFR CUST 100% - 2025 Heated Area: 4148 HX Base Yr 2025



** This building has 17 Sub-Areas

136 CRANE ISLAND DR, 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		2,707,299
TOTAL MARKET OB/XF VALUE		24,850
TOTAL LAND VALUE - MARKET		750,000
TOTAL MARKET VALUE		3,482,149
SOH/AGL Deduction		0
ASSESSED VALUE		3,482,149
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		3,430,738
TOTAL JUST VALUE		3,482,149
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,482,670

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0136	DGR		03/20/2023
2023-0135	SFR HTD- 3710		03/06/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2573/0466	6/24/2022	WD	Q	V	01	850,000

GRANTOR: THE RANGE AT CRANE IS

GRANTEE: KRAEMER RONALD CARL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=40,60] N58 E16 S16 E44 S31 W8 S11 W52 $
FSP=[YR=2025;ORIG=40,-6] E16 S8 W16 N8 $
FSP=[YR=2025;ORIG=56,2] E44 S16 W44 N16 $
FOP=[YR=2025;ORIG=40,60] E52 S8 W52 N8 $
FOP=[YR=2025;ORIG=100,34] E6 S12 W6 N12 $
FUS=[YR=2025;ORIG=190,60] E14 N4 E3 N7 E16 N20 W16 S9 W20 N9 W16 S20 E18 S7 E1 S4 $
UAT=[YR=2025;ORIG=171,49] S11 E19 N4 W1 N7 W18 $
UAT=[YR=2025;ORIG=204,60] E19 N11 W16 S7 W3 S4 $
UAT=[YR=2025;ORIG=171,29] N11 E16 S11 W16 $
UAT=[YR=2025;ORIG=207,29] N11 E16 S11 W16 $
FOP=[YR=2025;ORIG=106,46] W4 S26 E4 N26 $

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

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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	750,000.00	750,000.00	750,000							

REVIEW DATE 12/30/2024 BY HS Total Acres: 0.00 Total Land Value: 750,000 Market: 0 Agricultural: 0 Common: 750,000 PRINTED 07/09/2026 BY SYS