PT GOVT LOT 5 OF SEC 32-2N-28E
IN OR 1613/914

MCCRANIE DANIEL I JR & ELIZABETH
95094 ARBOR LN
FERNANDINA BEACH, FL 32034

2026

32-2N-28-0000-0026-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

95001 DIRT RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	224,335
TOTAL MARKET VALUE	224,335
SOH/AGL Deduction	0
ASSESSED VALUE	224,335
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	224,335
TOTAL JUST VALUE	224,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	520,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260003892	H 1316 P 548 HOUS	362,991	04/13/2026

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2815/552	9/05/2025	WD	Q	V	02	225,000
GRANTOR: BLUE RENAE L						
GRANTEE: MCCRANIE DANIEL I J						
2681/1327	10/26/2023	PR	U	V	11	100
GRANTOR: BLUE RENAE LAVETTE AS						
GRANTEE: BLUE RENAE LAVETTE						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	2.10	AC		1.00	1.00	1.00	100,000.00	100,000.00	210,000							
2	009630	C	SWAMP	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	500.00	500.00	835							
3	009600	C	WASTELAND	0		OR	0.00	0.00	5.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	13,500							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 9.17 Total Land Value: 224,335 Market: 0 Agricultural: 0 Common: 224,335 PRINTED 07/09/2026 BY SYS