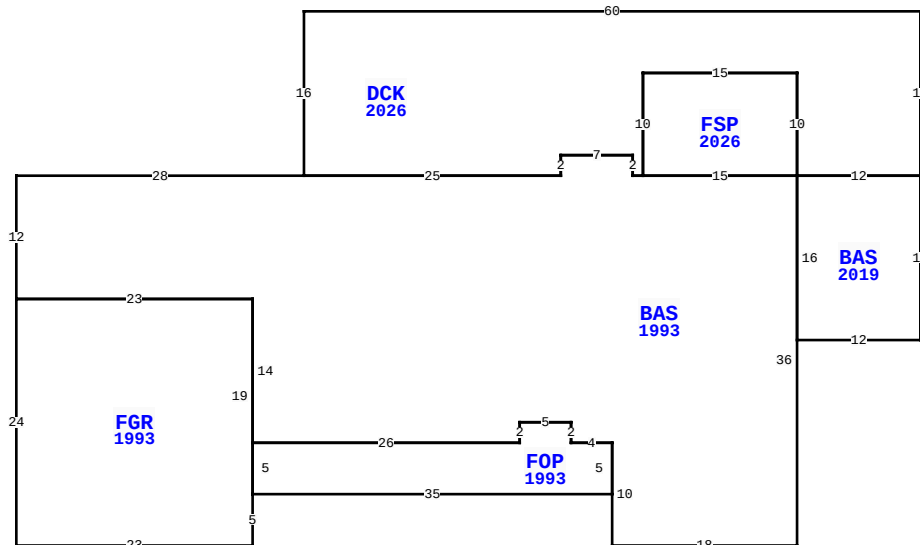


DE LANGE FAMILY TRUST/DE LANGE KEVIN J TRUSTEE
92001 CRANE DRIVE
FERNANDINA BEACH, FL 32034

37-2N-28-5000-0214-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																	
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																			
Exterior Wall		12	CEDAR 100		0500	01	2,530	121.9200	202.39	512,047	1983	2013	0	0	0	6.00	94.00	VALUATION BY		STANDARD																	
Roof Structur		03	GABLE/HIP 100		1 SFR CUST 100% - 2024													Heated Area: 2030							HX Base Yr 2024												
Roof Cover		03	COMP SHNGL 100															BUILDING MARKET VALUE										481,324									
Interior Wall		05	DRYWALL 100															TOTAL MARKET OB/XF VALUE										64,283									
Interior Floo		11	CLAY TILE 100															TOTAL LAND VALUE - MARKET										412,500									
Air Condition		03	CENTRAL 100															TOTAL MARKET VALUE										958,107									
Heating Type		04	AIR DUCTED 100															SOH/AGL Deduction										98,973									
Bedrooms			3 100		ASSESSED VALUE										859,134																						
Bathrooms			3 100		TOTAL EXEMPTION VALUE										HX HB		51,411																				
Frame		02	WOOD FRAME 100		BASE TAXABLE VALUE										807,723																						
Stories		1.	1. 100		TOTAL JUST VALUE										958,107																						
Units			0 100		NCON VALUE										50,000																						
BUD8 Adjustme		04	DIST 01 100		INCOME VALUE																																
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										897,478																						
Quality		03	Quality Level 03																																		
DOR CODE		0100	SINGLE FAMILY																																		
MAP NUM			MKT AREA												04																						
NEIGHBORHOOD/LOC		4016.00																																			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																
BAS	1,838	100	1993	1,838	349,673																																
BAS	192	100	2019	192	36,527																																
DCK	796	10	2026	80	15,220																																
FGR	552	55	1993	304	57,835																																
FOP	185	30	1993	56	10,654																																
FSP	150	40	2026	60	11,414																																
TOTALS		3,713			2,530	481,324																															
EXTRA FEATURES					92001 CRANE DR, FERNANDINA BEACH										BLD DATE				LGL DATE		04/15/2025		MLU														
															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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1983	1983	3	49	1,715																						
4	1242	WD DECK A	0 100	48	16	768.00	SF	10.00	10.00	100	1988	1988	3	20	1,536																						
5	1242	WD DECK A	0 100	20	6	120.00	SF	10.00	10.00	100	2005	2005	3	21	252																						
8	0300	BOAT DCK W	0 100	0	0	275.00	SF	40.00	40.00	100	2025	2024		98	10,780																						
9	0860	POOL/SPA	0 100	28	0	1.00	UT	50,000.00	50,000.00	100	2026	2025	04	100	50,000																						
LAND DESCRIPTION										TOTAL OB/XF										64,283																	
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV													
1	000116	C	RES MARSH	100		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.50	275,000.00	412,500.00	412,500																				