LOT 217 PT OF TRACT A
IN OR 2576/1557
PINEY ISLAND PB 4/63 & 64

RODWAY JOHN M & LAURA K
92071 CRANE DRIVE
FERNANDINA BEACH, FL 32034

2026

37-2N-28-5000-0217-0000

BUILDING CHARACTERISTICS

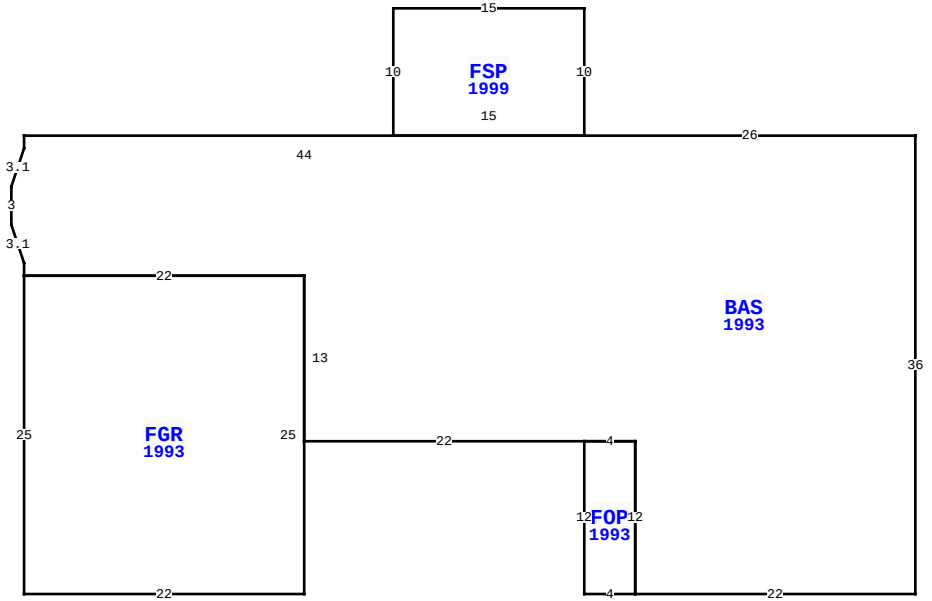
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,664	100	1993	1,664	209,277
FGR	550	55	1993	302	37,982
FOP	48	30	1993	14	1,761
FSP	150	40	1999	60	7,546
TOTALS	2,412			2,040	256,566

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,040	112.4697	156.33	318,913	1978	1998	0	0	0	19.55	80.45

1 SNGL FAM 100% - 2023 Heated Area: 1664 HX Base Yr 2023



BLD DATE | LGL DATE
XF DATE | LAND DATE 04/15/2025 MLU
INC DATE | AG DATE

92071 CRANE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 7	Tax Dist:
BUILDING MARKET VALUE	256,566
TOTAL MARKET OB/XF VALUE	44,520
TOTAL LAND VALUE - MARKET	160,000
TOTAL MARKET VALUE	461,086
SOH/AGL Deduction	69,483
ASSESSED VALUE	391,603
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	340,192
TOTAL JUST VALUE	461,086
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	402,026

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1705339	REPAIR/RRF	0	08/01/2017
B1226545	REPAIR/RRF	700	10/01/2012
E007023	SWIM POOL	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2576/1557	7/07/2022	WD	Q	I	01	383,000
GRANTOR: HUDSON JOHN E JR & JE						
GRANTEE: RODWAY JOHN M & LAU						
0723/0347	2/02/1995	WD	Q	I		112,500
GRANTOR: TUCKER LAWRENCE E & D						
GRANTEE: HUDSON JOHN E JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1999] N10 W15 S10 E15 $ W44 S1 L1 D3 S3 R1 D3 S1 FGR=[YR=1993] S25E22 N25 W22 $ E22 S13 E22 FOP=[YR=1993] S12 E4 N12 W4 $ E4 S12 E22 N36 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	
5	1242	WD DECK A	0	100	0	0	275.00	SF	10.00	10.00	100	1985	1985	3	20	550	
6	0860	POOL/SPA	0	100	28	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 44,520

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		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	160,000.00	160,000.00	160,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 160,000 Market: 0 Agricultural: 0 Common: 160,000 PRINTED 07/09/2026 BY SYS