

LOT 43
IN OR 1433/659
EGANS BLUFF #1 PB 5/93

WESLEY NORMAN & MARILYN C
3110 EGANS BLUFF RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0043-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
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	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

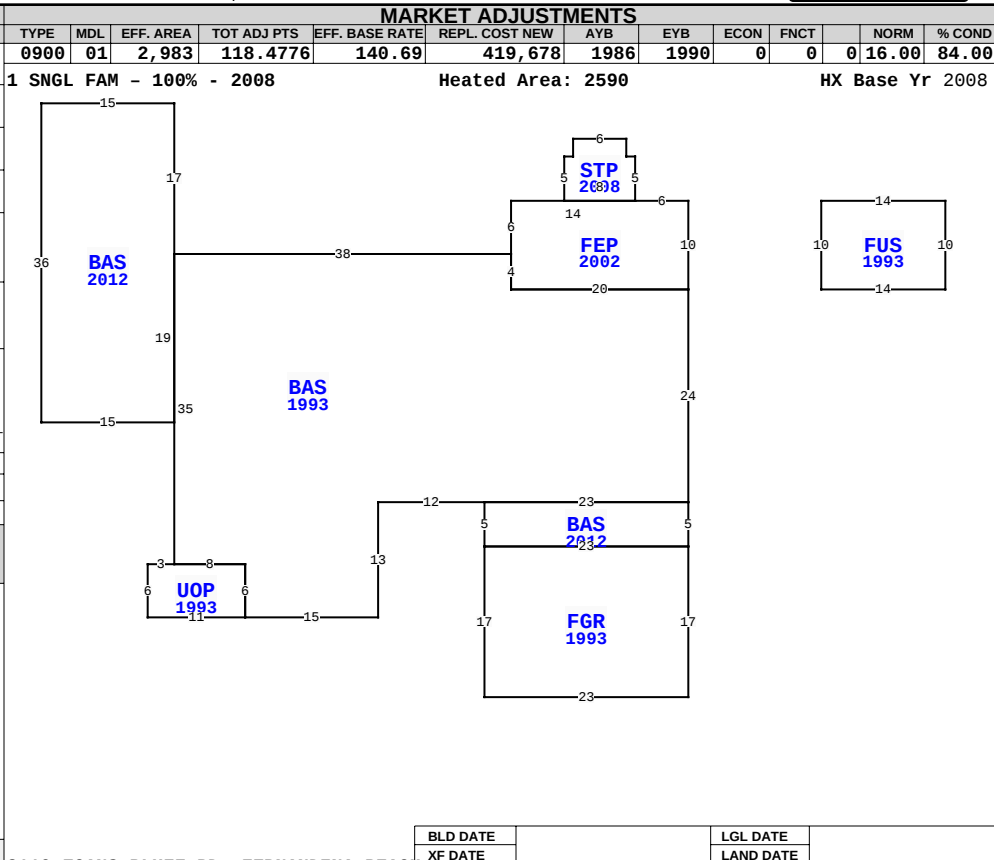
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,795	100	1,795	212,133
BAS	115	100	115	13,590
BAS	540	100	540	63,817
FEP	200	80	160	18,908
FGR	391	55	215	25,408
FUS	140	100	140	16,545
STP	52	10	5	591
UOP	66	20	13	1,536

TOTALS	3,299		2,983	352,530
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0811	CONCRETE B	0 100	51	16	816.00	SF	5.20	
3	0811	CONCRETE B	0 100	34	3	102.00	SF	5.20	
4	0858	SCULP CONC	0 100	0	0	582.00	SF	13.00	
5	1242	WD DECK A	0 100	0	0	141.00	SF	10.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00

REVIEW DATE 08/22/2019 BY DJA



TOTAL OB/XF									
12,383									

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12,383									

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					352,530				
TOTAL MARKET OB/XF VALUE					12,383				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					544,913				
SOH/AGL Deduction					243,610				
ASSESSED VALUE					301,303				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					251,303				
TOTAL JUST VALUE					544,913				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					524,126				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
G01757	GAS	0	06/01/2012
M17329	H/AC	0	06/01/2012
B0108994	ADDITION	24,980	11/01/2001
B0108884	XFOB	5,000	10/01/2001

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1433/0659	7/31/2006	WD	Q	I		389,500			
GRANTOR: HARLAND JOHN R & SUZA									
GRANTEE: WESLEY NORMAN & MAR									
0790/1162	4/17/1997	WD	Q	I		137,500			
GRANTOR: MALONE MICHAEL R & JI									
GRANTEE: HARLAND JOHN R & SU									

BUILDING NOTES									

BUILDING DIMENSIONS									
FEP=[YR=2002] W6 STP=[YR=2008] N5 W1 N2 W6 S2 W1 S5 E8\$ W14 S6 BAS=[YR=1993] W38 BAS=[YR=2012] N17 W15 S36 E15 N19\$ S35 UOP=[YR=1993] W3 S6 E11 N6 W8 \$E8 S6 E15 N13 E12 BAS=[YR=2012] S5 FGR=[YR=1993] S17E23 N17 W23 \$ E23 N5 W23\$ E23 N24 W20 N4 \$S4 E20 N10 \$ PTR= E15 FUS=[YR=1993] E14 S10 W14 N10 \$ W15 \$.									

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