LOT 44
IN OR 1796/1943
EGANS BLUFF #1 PB 5/93

WEBB ERIC W & TAMBRE L
3114 EGANS BLUFF RD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

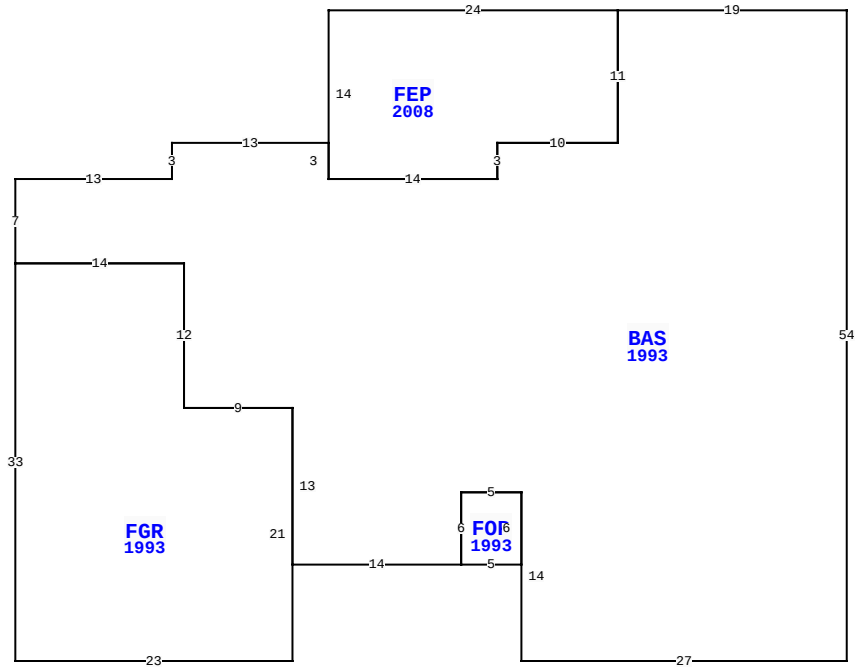
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,262	100	2,262	266,313
FEP	306	80	245	28,845
FGR	651	55	358	42,149
FOP	30	30	9	1,060
TOTALS	3,249		2,874	338,367

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,874	122.4773	145.44	417,995	1987	1987	0	0	0	19.05	80.95

1 SNGL FAM – 100% - 2013 Heated Area: 2262 HX Base Yr 2013



3114 EGANS BLUFF RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		338,367
TOTAL MARKET OB/XF VALUE		29,039
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		547,406
SOH/AGL Deduction		231,568
ASSESSED VALUE		315,838
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		265,838
TOTAL JUST VALUE		547,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		525,944

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5851	ADDITION	5,712	07/03/1989
BP 4064	N/A	78,905	06/01/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/1943	6/06/2012	WD	Q	I	02	328,000
GRANTOR: ROGERSON SHIRLEY T &						
GRANTEE: WEBB ERIC W & TAMBR						
1635/1719	8/21/2009	QC	U	I	14	100
GRANTOR: ROGERSON SHIRLEY T						
GRANTEE: ROGERSON SHIRLEY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 FEP=[YR=2008] W24 S14 E14 N3 E10N11$ S11 W10 S3 W14 N3 W13 S3 W13 S7 FGR=[YR=1993] S33 E23 N21 W9 N12 W14$ E14 S12 E9 S13 E14 FOP=[YR=1993] E5 N6 W5 S6$ N6 E5 S14 E27N54$.

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
1	0812	CONCRETE C	0	100	0	0	1,075.00	SF	4.00	4.00	100	1987	1987	3	54.5	2,344	
2	0810	CONCRETE A	0	100	23	14	322.00	SF	6.50	6.50	100	1989	1989	3	59.5	1,245	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280	
4	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	100	1989	1989	3	20	2,352	
5	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1989	1989	3	20	8,704	
6	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	100	1989	1989	3	59.5	2,847	
7	0855	CONC PAVER	0	100	0	0	108.00	SF	3.00	3.00	100	2008	2008	3	90	292	
8	0911	SCRN RM A	0	100	0	0	1,425.00	SF	17.50	17.50	100	2008	2008	3	40	9,975	

LAND DESCRIPTION

TOTAL OB/XF 29,039

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	SFR	100		RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS