

LOT 45
IN OR 2109/1356
EGANS BLUFF #1 PB 5/93

MEDELSON PEGGY P & GARY H
3122 EGANS BLUFF ROAD
FERNANDINA BEACH, FL 32034

2023

00-00-30-021A-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	2031.00
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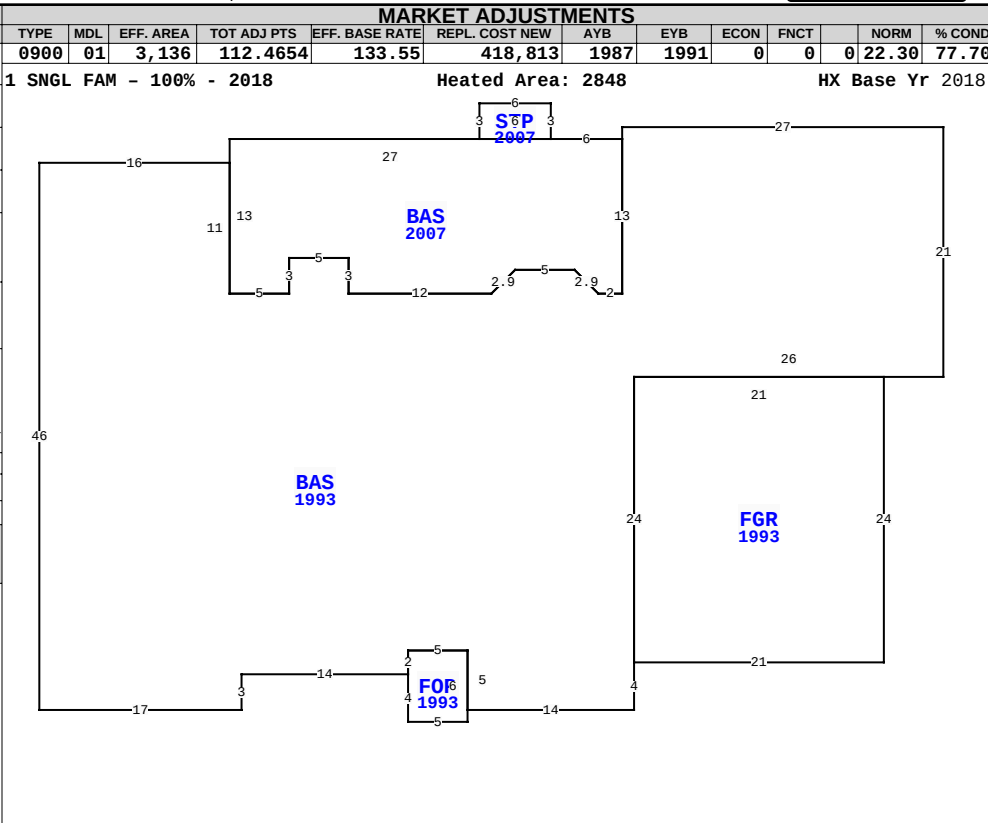
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2,448	254,025
BAS	400	100	400	41,507
FGR	504	55	277	28,744
FOP	30	30	9	934
STP	18	10	2	207

TOTALS	3,400		3,136	325,418
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	983.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	100	0	0	98.00	SF	10.00	10.00	
7	1271	H-SHUTR LC	0	100	0	0	48.00	UT	45.00	45.00	
8	0510	GARAGE WD-	0	100	24	16	384.00	SF	28.00	28.00	
9	0350	CARPORT WD	0	100	4	6	24.00	SF	13.00	13.00	

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

REVIEW DATE	08/22/2019	BY	DJA
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3122 EGANS BLUFF RD, FERNANDINA BEACH

3122 EGANS BLUFF RD, FERNANDINA BEACH										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
983.00	SF	5.20	5.20	100	1987	1987	3	54.5	2,786				
147.00	SF	6.50	6.50	100	1987	1987	3	54.5	521				
1.00	UT	2,000.00	2,000.00	100	1987	1987	3	64	1,280				
459.00	SF	6.50	6.50	100	2002	2002	3	83	2,476				
98.00	SF	10.00	10.00	100	2007	2007	3	89	872				
48.00	UT	45.00	45.00	100	2007	2007	3	35	756				
384.00	SF	28.00	28.00	100	2007	2007	3	52	5,591				
24.00	SF	13.00	13.00	100	2007	2007	3	35	109				

TOTAL OB/XF												14,391
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA	
RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	:	

Market: 0	Agricultural: 0	Common: 180,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	325,418		
TOTAL MARKET OB/XF VALUE	14,391		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	519,809		
SOH/AGL Deduction	157,590		
ASSESSED VALUE	362,219		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	312,219		
TOTAL JUST VALUE	519,809		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	501,463		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20006	ELEC OTHER	7,400	09/01/2007
M13146	MECH OTHER	0	07/01/2007
R10548	REPAIR/RRF	2,400	07/01/2007
B20041	ADDITION	80,000	06/01/2007
B863739	N/A	72,000	12/03/1986

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2109/1356	3/24/2017	WD	Q	I	02
GRANTOR:WELLER JOHN T TRUSTEE					
GRANTEE:MEDELSON PEGGY P &					
1909/1808	3/26/2014	TD	Q	I	01
GRANTOR:CAPITAL CITY TRUST CO					
GRANTEE:WELLER JOHN T TRUST					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 S1 BAS=[YR=2007] W6 STP=[YR=2007] N3 W6 S3 E6\$ W27 S13 E5 N3 E5 S3 E12 R2 U2 E5 D2 R2 E2 N13\$ S13 W2 L2 U2 W5 D2 L2 W12 N3 W5 S3 W5 N11 W16 S46 E17 N3 E14 FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S5 E14 N4 FGR=[YR=1993] E21 N24 W21 S24\$ N24 E26 N21\$.											