LOT 10
IN OR 1663/1152
EGANS BLUFF #3 PB 5/243

KALLSTRAND DONALD G & KRISTIN L
2212 ASHLEY COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0010-0000

BUILDING CHARACTERISTICS

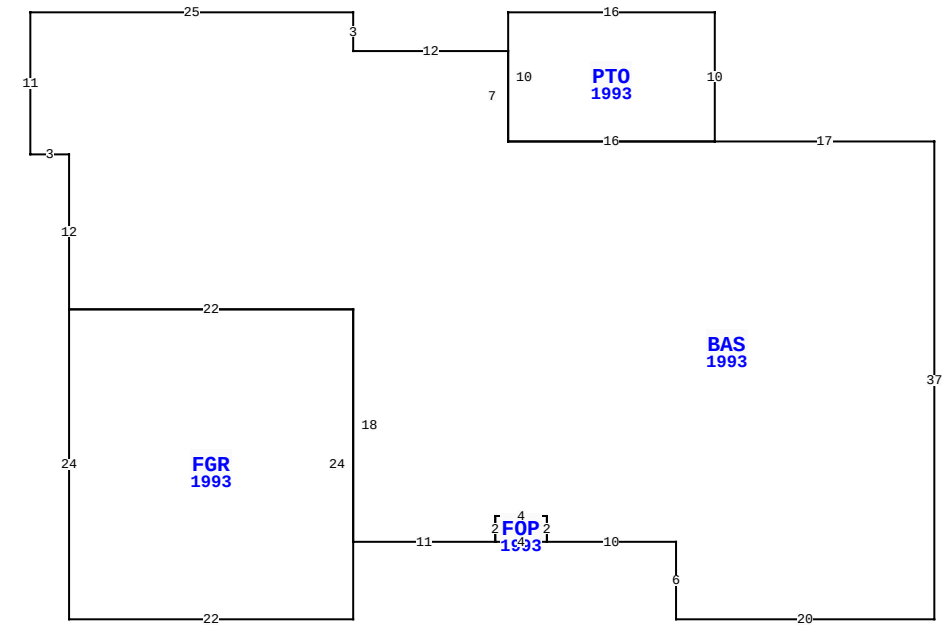
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,130	100	2,130	260,649
FGR	528	55	290	35,487
FOP	8	30	2	245
PTO	160	5	8	979
TOTALS	2,826		2,430	297,360

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,430	124.5335	147.88	359,348	1989	1999	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2011 Heated Area: 2130 HX Base Yr 2011



2212 ASHLEY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		297,360
TOTAL MARKET OB/XF VALUE		3,996
TOTAL LAND VALUE - MARKET		270,000
TOTAL MARKET VALUE		571,356
SOH/AGL Deduction		271,035
ASSESSED VALUE		300,321
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		250,321
TOTAL JUST VALUE		571,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		558,548

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1217752	H/AC	0	11/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1663/1152	2/18/2010	WD	Q	I	01	300,000
GRANTOR: HARRIS WILLIAM H & PA						
GRANTEE: KALLSTRAND DONALD G						
0583/1007	11/15/1989	WD	Q	I		158,000
GRANTOR: ALMAND AMOS F JR						
GRANTEE: HARRIS WM & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 PTO=[YR=1993] N10 W16 S10 E16$ W16 N7 W12 N3 W25 S11 E3 S12 FGR=[YR=1993] S24 E22 N24 W22 $ E22 S18 E11 FOP=[YR=1993] E4 N2 W4 S2 $ N2 E4 S2 E10 S6 E20 N37 $.

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	0811	CONCRETE B	0	100	0	0	852.00	SF	5.20	5.20	100	1989	1989	3	59.5	2,636	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1989	1989	3	68	1,360	

LAND DESCRIPTION

TOTAL OB/XF 3,996

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	1.50	180,000.00	270,000.00	270,000							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 270,000 Market: 0 Agricultural: 0 Common: 270,000 PRINTED 08/02/2023 BY SYS