

LOT 55
IN OR 2098/94
EGANS BLUFF #3 PB 5/243

MILLER ANTHONY B L/E/
2152 LAURA LEIGH COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0055-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	

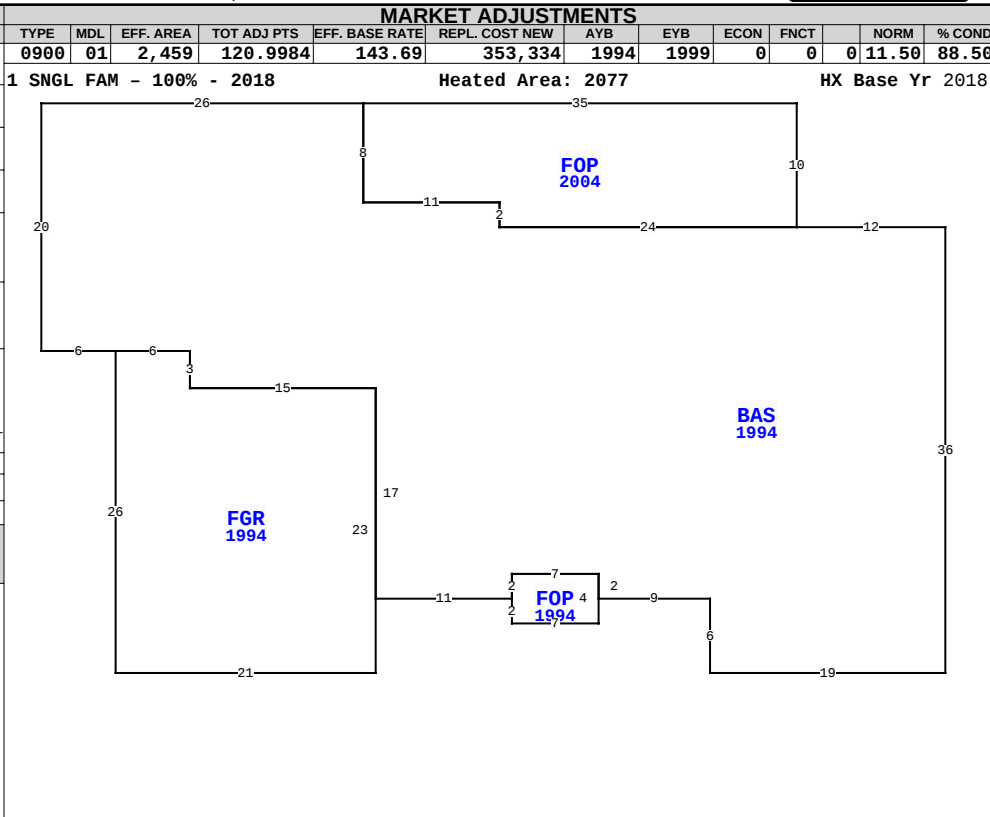
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,077	100	2,077	264,123
FGR	501	55	276	35,097
FOP	28	30	8	1,018
FOP	328	30	98	12,463

TOTALS	2,934		2,459	312,701
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,369.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50
4	0845	KOOL DECK	0	100	0	0	776.00	SF	7.25
5	0861	POOL GUNIT	0	100	0	0	389.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	558.00	SF	7.25

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 01/14/2021 BY KBA



TOTAL OB/XF									
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1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	1,369.00	SF	4.00
3	0810	CONCRETE A	0	100	0	0	180.00	SF	6.50
4	0845	KOOL DECK	0	100	0	0	776.00	SF	7.25
5	0861	POOL GUNIT	0	100	0	0	389.00	SF	85.00
6	0845	KOOL DECK	0	100	0	0	558.00	SF	7.25

2152 LAURA LEIGH CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 8					Tax Dist:				
BUILDING MARKET VALUE					312,701				
TOTAL MARKET OB/XF VALUE					21,377				
TOTAL LAND VALUE - MARKET					180,000				
TOTAL MARKET VALUE					514,078				
SOH/AGL Deduction					163,813				
ASSESSED VALUE					350,265				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					300,265				
TOTAL JUST VALUE					514,078				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					484,906				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0412300	XFOB	19,750	02/01/2004
B9401096	SWIM POOL	13,950	06/01/1994
B0089	NEW CONSTR	92,870	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2098/0094	1/30/2017	PR	U	I	19	100	
GRANTOR: MILLER ANTHONY B P/R							
GRANTEE: MILLER ANTHONY B L/							
0742/1544	10/30/1995	WD	Q	I		219,000	
GRANTOR: RUSSELL JOHN W							
GRANTEE: HURBEAN JOHN J & KA							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1994] W12 FOP=[YR=2004] N10 W35 S8 E11 S2 E24\$ W24 N2 W11 N8 W26 S20 E6 FGR=[YR=1994] S26 E21 N23 W15 N3 W6\$ E6 S3 E15 S17 E11 FOP=[YR=1994] S2 E7 N4 W7 S2\$ N2 E7 S2 E9 S6 E19 N36\$.									

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