LOT 68 IN OR 581/797
EGANS BLUFF #3 PB 5/243
RELEASE BLDG RSTFTN OR 584/145

BRULAND JAMES A & LOUISE S
2153 BRITTANY COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

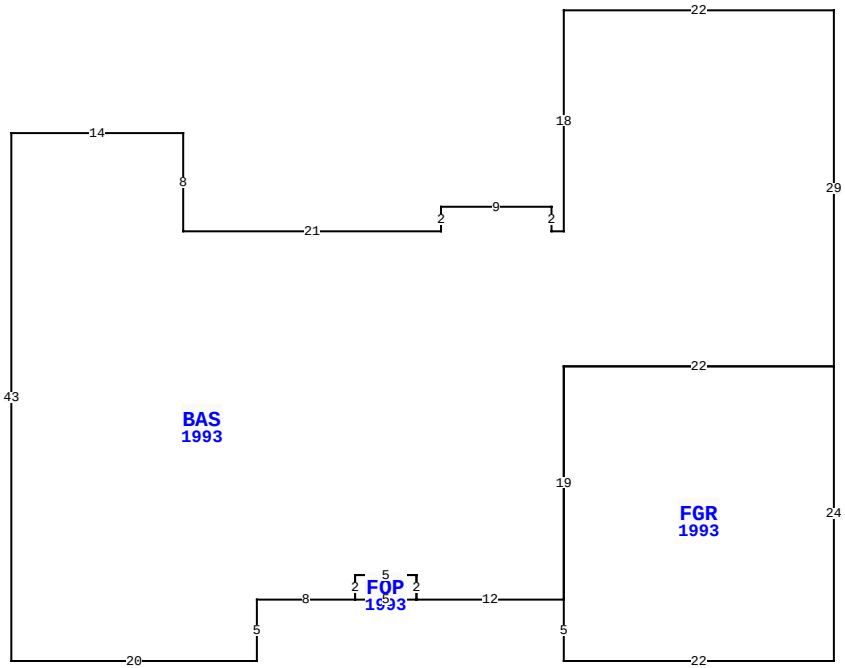
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,208	100	2,208	263,145
FGR	528	55	290	34,562
FOP	10	30	3	358
TOTALS	2,746		2,501	298,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,501	118.3488	140.54	351,491	1989	1994	0	0	0	15.20	84.80

1 SNGL FAM – 100% - 1991 Heated Area: 2208 HX Base Yr 1991



2153 BRITTANY CT, 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		298,064
TOTAL MARKET OB/XF VALUE		18,196
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		496,260
SOH/AGL Deduction		275,098
ASSESSED VALUE		221,162
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		166,162
TOTAL JUST VALUE		496,260
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		471,308

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213106	ROOF	13,200	09/03/2012
B0515893	SWIM POOL	14,985	01/01/2005
3156	H/AC	3,400	09/27/1989
5944	SWIM POOL	13,400	08/23/1989
3590	NEW CONSTR	4,500	07/19/1989
6058	NEW CONSTR	3,700	07/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0581/0797	10/13/1989	WD	Q	I		152,500
GRANTOR: ALMAND AMOS F JR						
GRANTEE: BRULAND JAMES & L						
0572/1300	6/22/1989	WD	U	V	09	2,117,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ALMAND AMOS F JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S18 W1 N2 W9 S2 W21 N8 W14 S43 E20 N5 E8
FOP=[YR=1993] E5 N2 W5 S2 $ N2 E5 S2 E12 FGR=[YR=1993] S5 E22
N24 W22 S19 $ N19 E22 N29 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,456.00	SF	4.00	4.00	100	1989	1989	3	59.5	3,465	
3	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	100	1989	1989	3	20	8,704	
4	0845	KOOL DECK	0	100	0	0	799.00	SF	7.25	7.25	100	1989	1989	3	59.5	3,447	
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1989	1989	3	20	200	

LAND DESCRIPTION

TOTAL OB/XF 18,196

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS