

LOT 69
IN OR 664 PG 1874
EGANS BLUFF #3 PB 5/243

BAKER HENRY A III & EMILY I
2163 BRITTANY CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0069-0000



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		3 100
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	

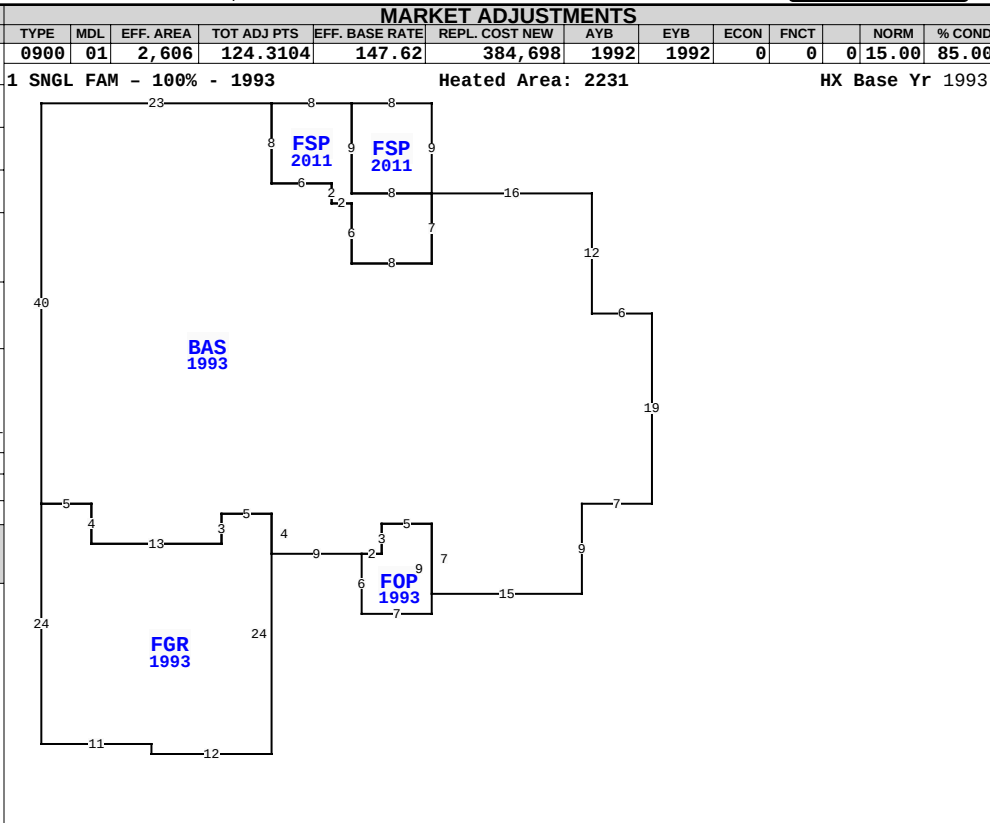
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	279,939
FGR	507	55	279	35,008
FOP	57	30	17	2,134
FSP	72	40	29	3,639
FSP	124	40	50	6,274

TOTALS	2,991		2,606	326,993
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,578.00	SF	4.00	4.00	

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

REVIEW DATE 01/14/2021 BY KBA



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

TOTAL OB/XF											
6,756											

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6,756											

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		326,993	
TOTAL MARKET OB/XF VALUE		6,756	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		513,749	
SOH/AGL Deduction		288,614	
ASSESSED VALUE		225,135	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		175,135	
TOTAL JUST VALUE		513,749	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		496,332	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4641	NEW CONSTR	3,600	02/24/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0664/1874	8/12/1992	WD	Q	I	
GRANTOR: ALMAND AMOS JR & D J					SALE PRICE
GRANTEE: BAKER HENRY III & E					155,000
0620/0637	3/01/1991	QC	U	V	01
GRANTOR: ALMAND AMOS F JR					100
GRANTEE: ALMAND AMOS JR & D					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W6 N12 W16 FSP=[YR=2011] N9 W8 FSP=[YR=2011] W8 S8 E6 S2 E2 S6 E8 N7 W8 N9 \$ S9 E8 \$ S7 W8 N6 W2 N2 W6 N8 W23 S40 FGR=[YR=1993] S24 E11 S1 E12 N24 W5 S3 W13 N4 W5 \$ E5 S4 E13 N3 E5 S4 E9 FOP=[YR=1993] S6 E7 N9 W5 S3 W2 \$ E2 N3 E5 S7 E15 N9 E7 N19 \$.											