

LOT 72 (EX E'LY 10 FT)
IN OR 2113/1389
EGANS BLUFF #3 PB 5/243

KOEPP DEAN EDWARD &/GECHTER DANIEL PAUL
2148 BRITTANY CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021C-0072-0000



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		4 100
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

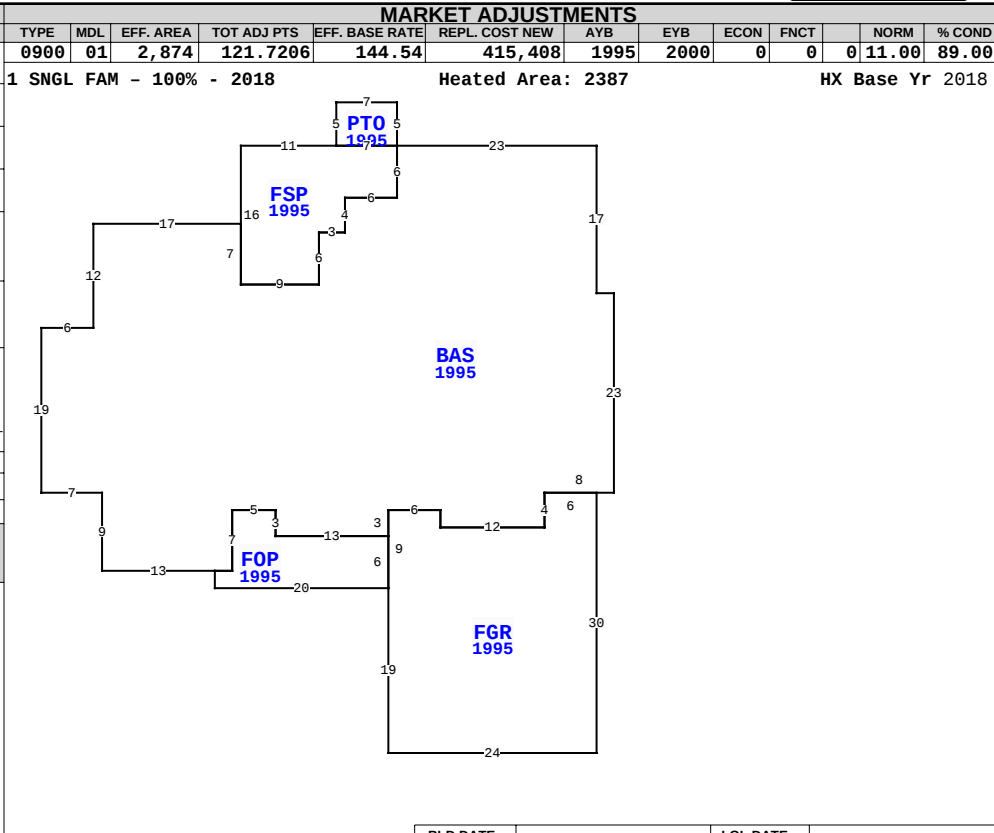
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,387	100	2,387	307,065
FGR	660	55	363	46,697
FOP	127	30	38	4,889
FSP	210	40	84	10,805
PTO	35	5	2	257

TOTALS	3,419		2,874	369,713
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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	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20



2148 BRITTANY CT, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

L N	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	1995	1995	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	1995	1995	3	72	3,564	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										STANDARD									
VALUATION BY										Tax Group: 8									
BUILDING MARKET VALUE										Tax Dist:									
TOTAL MARKET OB/XF VALUE										369,713									
TOTAL LAND VALUE - MARKET										180,000									
TOTAL MARKET VALUE										556,042									
SOH/AGL Deduction										180,803									
ASSESSED VALUE										375,239									
TOTAL EXEMPTION VALUE										HX HB 50,000									
BASE TAXABLE VALUE										325,239									
TOTAL JUST VALUE										556,042									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										526,564									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502470	ADDITION	1,991	12/01/1995
B9502233	NEW CONSTR	95,341	09/01/1995

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2113/1389	4/13/2017	WD	Q	I	02	470,000			
GRANTOR: LONGOBARDO SHERYL L N									
GRANTEE: KOEPP DEAN EDWARD &									
0830/0518	4/17/1998	WD	Q	I		226,300			
GRANTOR: BRICKER ROBERT J & CO									
GRANTEE: LONGOBARDO RICHARD									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W2 N17 W23 PTO=[YR=1995] N5 W7 S5 FSP=[YR=1995] W11 S16 E9 N6 E3 N4 E6 N6 W7 \$ E7S6 W6 S4 W3 S6 W9 N7 W17 S12 W6 S19 E7 S9 E13 FOP=[YR=1995] S2 E20 FGR=[YR=1995] S19 E24 N30 W6 S4 W12 N2 W6 S9 \$ N6 W13 N3 W5 S7 W2 \$ E2 N7 E5 S3 E13 N3 E6 S2 E12 N4 E8 N23 \$.									