



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02

NEIGHBORHOOD/LOC	2026.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	2,015	170,191
FGR	446	55	245	20,693
FOP	28	30	8	676
FST	39	55	21	1,774
UEP	377	60	226	19,089

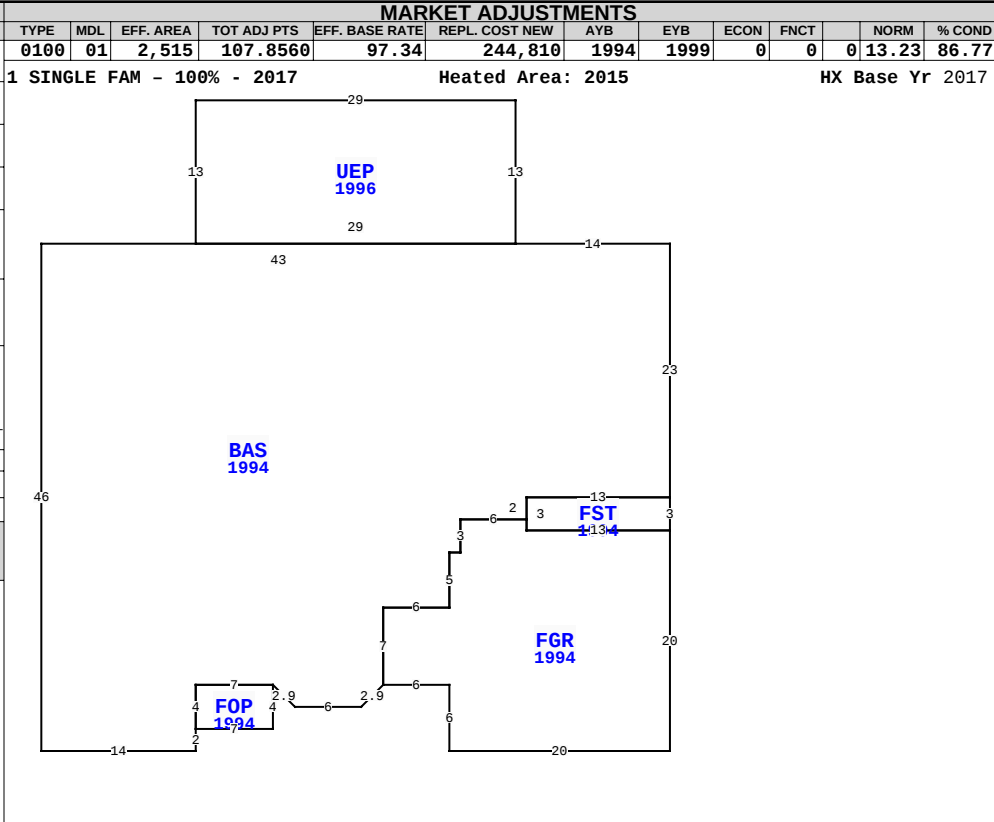
TOTALS	2,905		2,515	212,422
--------	-------	--	-------	---------

EXTRA FEATURES

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	0811	CONCRETE B	0 100	54	16	864.00	SF	5.20	5.20	100	1994	1994	3	70	3,145	
2	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1994	1994	3	70	382	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
4	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	
5	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	6.50	100	1996	1996	3	73	85	

LAND DESCRIPTION

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2115 CIERA LN, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	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	0811	CONCRETE B	0 100	54	16	864.00	SF	5.20	5.20	100	1994	1994	3	70	3,145	
2	0810	CONCRETE A	0 100	28	3	84.00	SF	6.50	6.50	100	1994	1994	3	70	382	
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	77	2,695	
4	0940	SHEDS/PORT	0 100	8	10	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	
5	0810	CONCRETE A	0 100	0	0	18.00	SF	6.50	6.50	100	1996	1996	3	73	85	

TOTAL OB/XF 6,787

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	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0003	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 8

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,422
TOTAL MARKET OB/XF VALUE		6,787
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		399,209
SOH/AGL Deduction		136,237
ASSESSED VALUE		262,972
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		207,972
TOTAL JUST VALUE		399,209
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		373,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631893	KITCH/BATHREM	9,000	03/01/2016
B00838	NEW CONSTR	106,200	03/01/1994

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2030/2000	2/29/2016	WD	Q	I	01	275,000	

GRANTOR: MONTGOMERY HERBERT							
GRANTEE: BURNS EVA MARIE KEL							
0737/0039	8/21/1995	WD	Q	I		130,200	
GRANTOR: ATLANTIC BUILDERS INC							
GRANTEE: MONTGOMERY HERBERT							

BUILDING NOTES

BUILDING DIMENSIONS							
---------------------	--	--	--	--	--	--	--

BAS=[YR=1994] W14 UEP=[YR=1996] N13 W29 S13 E29 \$ W43 S46 E14
N2 FOP=[YR=1994] E7 N4 W7 S4 \$ N4 E7 D2 R2 E6 U2 R2
FGR=[YR=1994] E6 S6 E20 N20FST=[YR=1994] N3 W13 S3 E13 \$ W13
N1W6 S3 W1 S5 W6 S7 \$ N7 E6 N5 E1 N3 E6 N2 E13 N23 \$.