LOT 3
IN OR 1930/1144
EGANS BLUFF EAST PB 5/367

JOHNS ALBERT L & JOAN M
95070 SEA HAWK PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0003-0000

BUILDING CHARACTERISTICS

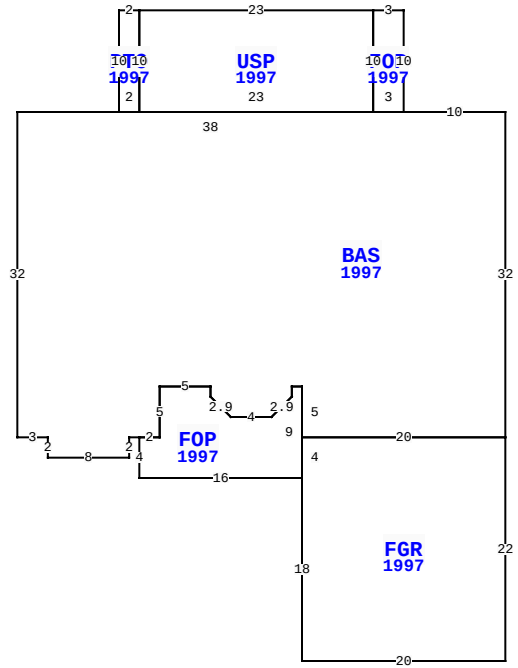
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,502	100	1,502	135,194
FGR	440	55	242	21,782
FOP	30	30	9	810
FOP	114	30	34	3,061
PTO	20	5	1	90
USP	230	30	69	6,211
TOTALS	2,336		1,857	167,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,857	114.2190	103.08	191,420	1997	1997	0	0	0	12.68	87.32

1 SINGLE FAM – 0% - 0 Heated Area: 1502 HX Base Yr



2123 CIERA LN, FERNANDINA BEACH

BLD DATE	03/03/2023 NW	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	167,148
TOTAL MARKET OB/XF VALUE	3,698
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	350,846
SOH/AGL Deduction	37,851
ASSESSED VALUE	312,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,995
TOTAL JUST VALUE	350,846
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	323,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603304	NEW CONSTR	58,510	09/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/1144	7/23/2014	WD	Q	I	01	200,000
GRANTOR: LEACH JANIS WILLIAMS						
GRANTEE: JOHNS ALBERT L & JO						
1077/1587	8/29/2002	WD	Q	I		168,000
GRANTOR: BEGER VESNA						
GRANTEE: WILLIAMS JANIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W10 FOP=[YR=1997] N10 W3 USP=[YR=1997] W23 PTO=[YR=1997] W2 S10 E2 N10$ S10 E23 N10$ S10 E3$ W38 S32 E3 S2 E8 N2 E1 FOP=[YR=1997] S4 E16 FGR=[YR=1997] S18 E20 N22 W20 S4 $ N9 W1 S1 D2 L2 W4 U2 L2 N1 W5 S5 W2$ E2 N5 E5 S1 R2 D2 E4 U2 R2 N1 E1S5 E20 N32$.

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	0811	CONCRETE B	0	0	0	0	802.00	SF	5.20	5.20	100	1997	1997	3	75	3,128	
2	0810	CONCRETE A	0	0	0	0	117.00	SF	6.50	6.50	100	1997	1997	3	75	570	

LAND DESCRIPTION

TOTAL OB/XF 3,698

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	0	0003	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 01/16/2020 BY KWVJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS