LOT 5
IN OR 2229/1453
EGANS BLUFF EAST PB 5/367

REGOLI BRUNO L/E/
2141 CIERA LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0005-0000

BUILDING CHARACTERISTICS

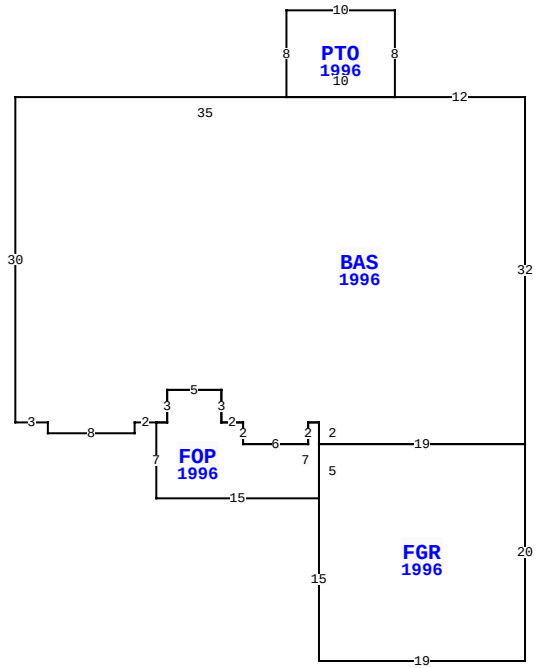
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,453	100	1,453	132,666
FGR	380	55	209	19,083
FOP	108	30	32	2,922
PTO	80	5	4	365
TOTALS	2,021		1,698	155,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,698	116.5500	105.19	178,613	1996	1996	0	0	0	13.20	86.80

1 SINGLE FAM – 100% - 1997 Heated Area: 1453 HX Base Yr 1997



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2141 CIERA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		155,036
TOTAL MARKET OB/XF VALUE		3,933
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		338,969
SOH/AGL Deduction		187,069
ASSESSED VALUE		151,900
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		101,900
TOTAL JUST VALUE		338,969
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		307,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502456	NEW CONSTR	75,000	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2229/1453	10/11/2018	LE	U	I	11	100
GRANTOR: REGOLI BRUNO						
GRANTEE: REGOLI NICHOLAS ANT						
0757/1460	4/23/1996	WD	Q	I		108,700
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: REGOLI BRUNO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W12 PTO=[YR=1996] N8 W10 S8 E10 $ W35 S30 E3 S1 E8 N1 E2 FOP=[YR=1996] S7 E15 FGR=[YR=1996] S15 E19 N20 W19 S5 $ N7 W1 S2 W6 N2 W2 N3 W5 S3 W1 $ E1 N3 E5 S3 E2 S2 E6 N2 E1 S2 E19 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	100	0	0	905.00	SF	5.20	5.20	100	1996	1996	3	73	3,435	
2	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50	6.50	100	1996	1996	3	73	498	

LAND DESCRIPTION

TOTAL OB/XF 3,933

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	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 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS