LOT 7
IN OR 1957/1610
EGANS BLUFF EAST PB 5/367

BOWERS LARRY C & MARCENE J
2163 CIERA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0007-0000

BUILDING CHARACTERISTICS

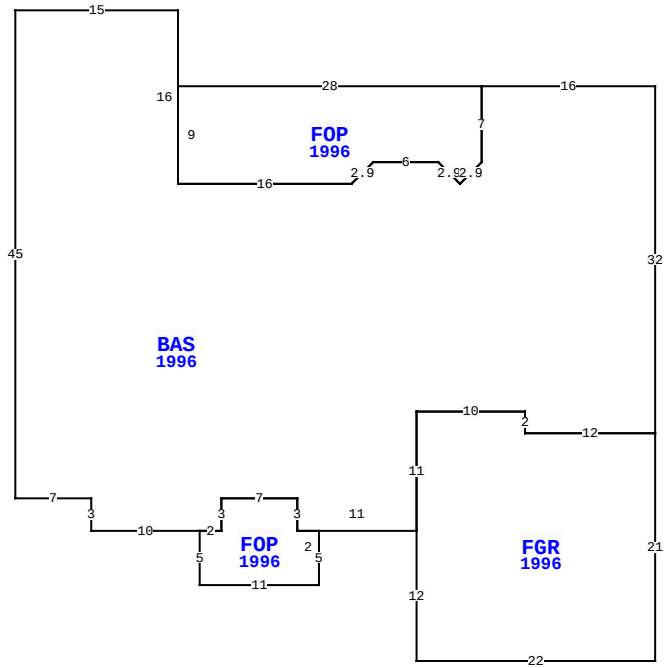
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,030	100	2,030	189,491
FGR	482	55	265	24,737
FOP	76	30	23	2,147
FOP	234	30	70	6,534
TOTALS	2,822		2,388	222,910

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,388	117.3060	105.87	252,818	1996	1998	0	0	0	11.83	88.17

1 SINGLE FAM – 100% - 2019 Heated Area: 2030 HX Base Yr 2019



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

2163 CIERA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		222,910
TOTAL MARKET OB/XF VALUE		21,872
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		424,782
SOH/AGL Deduction		105,645
ASSESSED VALUE		319,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		269,137
TOTAL JUST VALUE		424,782
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		394,495

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313535	REPAIR/RRF	10,500	06/01/2013
B1226188	GAR DOOR	1,250	07/01/2012
B9703692	SWIM POOL	10,500	01/01/1997
B9502457	NEW CONSTR	97,500	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1957/1610	1/15/2015	WD	Q	I	01	287,000
GRANTOR: LETO SAMUEL R						
GRANTEE: BOWERS LARRY C & MA						
1521/0509	8/23/2007	WD	U	I	07	100
GRANTOR: JOHNSON REGINALD W &						
GRANTEE: LETO SAMUEL R & LYN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W16 FOP=[YR=1996] W28 S9 E16 U2 R2 E6 D2 R2 U2 R2 N7$ S7 D2 L2 U2 L2 W6 D2 L2 W16 N16 W15 S45 E7 S3 E10 FOP=[YR=1996] S5 E11 N5 W2 N3 W7 S3 W2 $ E2 N3 E7 S3 E11 FGR=[YR=1996] S12 E22 N21 W12 N2 W10 S11 $ N11 E10 S2 E12 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	808.00	SF	5.20	5.20	100	1996	1996	3	73	3,067	
3	0810	CONCRETE A	0	100	0	0	89.00	SF	6.50	6.50	100	1996	1996	3	73	422	
4	0845	KOOL DECK	0	100	0	0	783.00	SF	7.25	7.25	100	1997	1997	3	75	4,258	
5	0861	POOL GUNIT	0	100	0	0	352.00	SF	85.00	85.00	100	1997	1997	3	21	6,283	
6	0811	CONCRETE B	0	100	0	0	291.00	SF	5.20	5.20	100	1999	1999	3	79	1,195	
7	0911	SCRN RM A	0	100	0	0	1,099.00	SF	17.50	17.50	100	1999	1999	3	20	3,847	

LAND DESCRIPTION

TOTAL OB/XF 21,872

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