LOT 22
IN OR 1876/1870
EGANS BLUFF EAST PB 5/367

JONES DOUGLAS A
2659 LE SABRE PL
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021E-0022-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

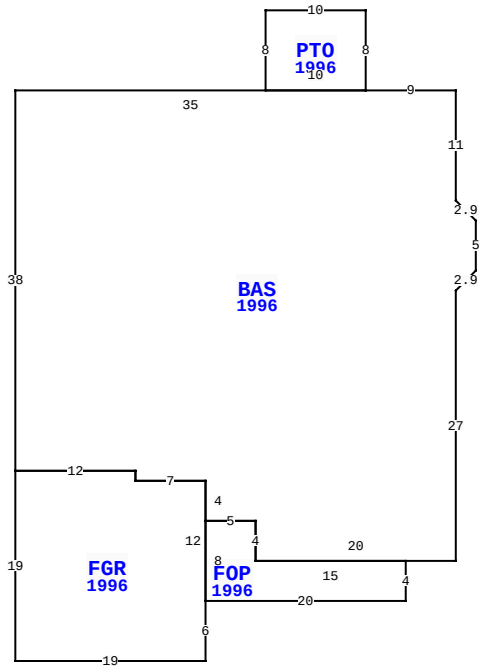
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 13 | LVT/LAMNT 40 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| 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 | 1,898 | 100 | 1,898 | 165,482 |
| FGR | 354 | 55 | 195 | 17,002 |
| FOP | 100 | 30 | 30 | 2,616 |
| PTO | 80 | 5 | 4 | 349 |
| TOTALS | 2,432 | | 2,127 | 185,448 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,127 | 110.8233 | 100.02 | 212,743 | 1996 | 1996 | 0 | 0 | 0 | 12.83 | 87.17 |

1 SINGLE FAM – 100% - 2015 Heated Area: 1898 HX Base Yr 2015




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

2659 LE SABRE PL, FERNANDINA BEACH

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 185,448 |
| TOTAL MARKET OB/XF VALUE | | 3,640 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 369,088 |
| SOH/AGL Deduction | | 163,845 |
| ASSESSED VALUE | | 205,243 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 155,243 |
| TOTAL JUST VALUE | | 369,088 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 341,930 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B25495 | REPAIR/RRF | 1,116 | 01/01/2012 |
| B9603096 | NEW CONSTR | 86,490 | 07/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1876/1870 | 8/30/2013 | WD | Q | I | 02 | 185,000 |
| GRANTOR: CIANCHETTA SALVATORE | | | | | | |
| GRANTEE: JONES DOUGLAS A | | | | | | |
| 1579/1399 | 8/01/2008 | WD | Q | I | | 235,000 |
| GRANTOR: ROBERTS SYLVESTER & C | | | | | | |
| GRANTEE: CIANCHETTA SALVATOR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1996] W9 PTO=[YR=1996] N8 W10 S8 E10 $ W35 S38
FGR=[YR=1996] S19 E19 N6 FOP=[YR=1996] E20 N4 W15 N4 W5 S8 $
N12 W7 N1 W12 $ E12 S1 E7 S4 E5 S4 E20 N27 U2 R2 N5 U2 L2
N11$.

## 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 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 726.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 3,445 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 41.00 | SF | 6.50 | 6.50 | 100 | 1996 | 1996 | 3 | 73 | 195 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,640

| 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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS