LOT 23 IN OR 847/432
EGANS BLUFF EAST PB 5/367

MERRILL HAROLD T
2651 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021E-0023-0000**

## BUILDING CHARACTERISTICS

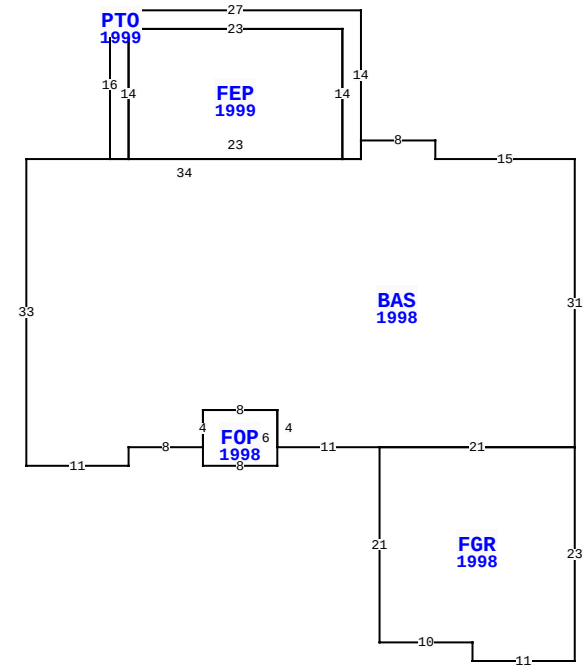
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 11 | CLAY TILE 60 |
| Interior Floo | 14 | CARPET 40 |
| 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 | 1,835 | 100 | 1,835 | 170,836 |
| FEP | 322 | 80 | 258 | 24,019 |
| FGR | 463 | 55 | 255 | 23,740 |
| FOP | 48 | 30 | 14 | 1,303 |
| PTO | 110 | 5 | 6 | 559 |
| TOTALS | 2,778 | | 2,368 | 220,458 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,368 | 116.9973 | 105.59 | 250,037 | 1998 | 1998 | 0 | 0 | 0 | 11.83 | 88.17 |

1 SINGLE FAM – 100% - 1999 Heated Area: 1835 HX Base Yr 1999




2651 LE SABRE PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 220,458 |
| TOTAL MARKET OB/XF VALUE | | 8,851 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 409,309 |
| SOH/AGL Deduction | | 204,574 |
| ASSESSED VALUE | | 204,735 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 154,735 |
| TOTAL JUST VALUE | | 409,309 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 384,309 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9906575 | ADDITION | 18,095 | 11/01/1999 |
| B9805011 | NEW CONSTR | 105,474 | 05/01/1998 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0847/0432 | 9/02/1998 | WD | Q | I | | 133,300 |
| GRANTOR: ATLANTIC BUILDERS INC | | | | | | |
| GRANTEE: MERRILL HAROLD T | | | | | | |
| 0804/1277 | 8/27/1997 | WD | U | V | 09 | 137,500 |
| GRANTOR: RED LIMITED PARTNERSH | | | | | | |
| GRANTEE: ATLANTIC BUILDERS I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W15 N2 W8 PTO=[YR=1999] N14 W27 S16 E2 N14 E23 S14 E2 N2 $ S2 W2 FEP=[YR=1999] N14 W23 S14 E23 $ W34 S33 E11 N2 E8 FOP=[YR=1998] S2 E8 N6 W8 S4 $ N4 E8 S4 E11 FGR=[YR=1998] S21 E10 S2 E11 N23 W21 $ E21 N31 $ .

## 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 | 1998 | 1998 | 3 | 83 | 2,905 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,188.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 77 | 5,946 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,851

| 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