LOT 25
IN OR 1847/1878
EGANS BLUFF EAST PB 5/367

LACROIX PAUL & CHERYL
2625 LE SABRE PL
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0025-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

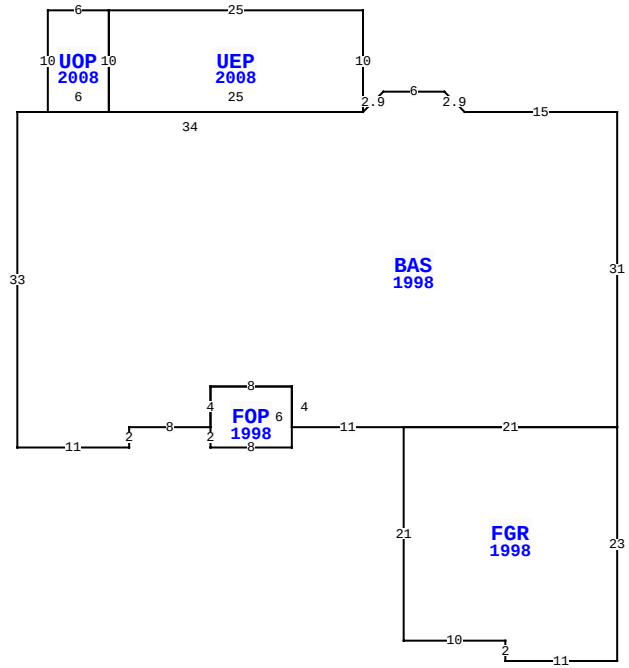
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,835	100	1,835	170,585
FGR	463	55	255	23,705
FOP	48	30	14	1,301
UEP	250	60	150	13,944
UOP	60	20	12	1,116
TOTALS	2,656		2,266	210,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,266	116.5857	105.22	238,429	1998	1998	0	0	0	11.65	88.35

1 SINGLE FAM – 100% - 2014 Heated Area: 1835 HX Base Yr 2014



2625 LE SABRE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		210,652
TOTAL MARKET OB/XF VALUE		8,265
TOTAL LAND VALUE - MARKET		198,000
TOTAL MARKET VALUE		416,917
SOH/AGL Deduction		200,762
ASSESSED VALUE		216,155
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		166,155
TOTAL JUST VALUE		416,917
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,759

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704419	NEW CONSTR	95,600	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1847/1878	3/14/2013	WD	Q	I	01	225,000
GRANTOR: VAN NORMAN EDWARD A &						
GRANTEE: LACROIX PAUL & CHER						
1390/1242	2/21/2006	WD	Q	I		334,900
GRANTOR: WILDER WILLIAM B & PA						
GRANTEE: VAN NORMAN EDWARD A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 L2 U2 W6 D2 L2 UEP=[YR=2008] N10 W25 UOP=[YR=2008] W6 S10 E6 N10$ S10 E25$ W34 S33 E11 N2 E8 FOP=[YR=1998] S2 E8 N6W8 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	0855	CONC PAVER	0	100	0	0	1,166.00	SF	7.00	7.00	100	2014	2014	3	95	7,754	
2	0479	VF PICKET	0	100	0	0	74.00	LF	10.00	10.00	100	2005	2005	3	69	511	

LAND DESCRIPTION

TOTAL OB/XF 8,265

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	000134	C	SFR POND	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.10	180,000.00	198,000.00	198,000							

REVIEW DATE 06/13/2017 BY DJX Total Acres: 0.00 Total Land Value: 198,000 Market: 0 Agricultural: 0 Common: 198,000 PRINTED 08/02/2023 BY SYS