

LOT 26
IN OR 1376/196
EGANS BLUFF EAST PB 5/367

MCCANNELL JAMES H & SUE C
2613 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0026-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 8											
Exterior Wall	10	ABOVE AVG 100	0100	01	2,025	116.1741	104.85	212,321	1996	1996	0	0	0	12.50	87.50	VALUATION BY STANDARD										
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2006													Heated Area: 1798										
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2006										
Interior Wall	05	DRYWALL 100																								
Interior Floo	14	CARPET 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	1,798	100	1,798	164,955																						
FGR	405	55	223	20,459																						
FOP	15	30	4	367																						
PTO	10	5	0	0																						
TOTALS			2,228	2,025	185,781																					
EXTRA FEATURES			2613 LE SABRE PL, FERNANDINA BEACH																							
L N	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	728.00	SF	5.20	5.20	100	1996	1996	3	73	2,763										
2	0810	CONCRETE A	0	100	0	0	25.00	SF	6.50	6.50	100	1996	1996	3	73	119										
3	0755	FSP	1	100	14	12	168.00	SF	20.00	20.00	100	2007	2007	3	35	1,176										
4	0479	VF PICKET	0	100	0	0	89.00	LF	10.00	10.00	100	2001	2001	3	58	516										
5	0478	VF 6 SLAT	0	100	0	0	63.00	LF	15.00	15.00	100	2001	2001	3	58	548										
6	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2007	2007	3	89	694										
7	0477	VF 4 SLAT	0	100	0	0	78.00	LF	14.00	14.00	100	2001	2001	3	58	633										
8	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2010	2010	3	92	144										
9	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2010	2010	3	92	2,392										
TOTAL OB/XF			8,985																							
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1	000133	C	SFR LAKE	100	0003	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.25	180,000.00	225,000.00	225,000									
REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																										