LOT 28
IN OR 2005/197
EGANS BLUFF EAST PB 5/367

WILSON CHRISTOPHER A & ANDREA
2535 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0028-0000

BUILDING CHARACTERISTICS

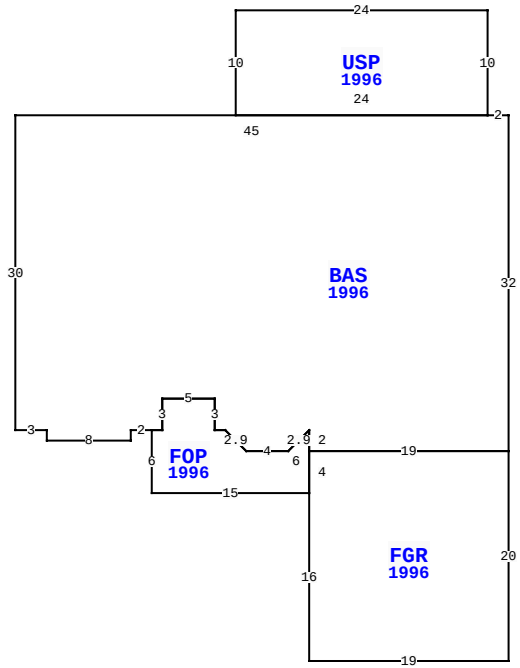
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,453	100	1,453	132,872
FGR	380	55	209	19,112
FOP	93	30	28	2,561
USP	240	30	72	6,584
TOTALS	2,166		1,762	161,129

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,762	116.1300	104.81	184,675	1996	1996	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2023 Heated Area: 1453 HX Base Yr 2023



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

2535 LE SABRE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		161,129
TOTAL MARKET OB/XF VALUE		6,150
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		347,279
SOH/AGL Deduction		88,765
ASSESSED VALUE		258,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		208,514
TOTAL JUST VALUE		347,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230000063	INTERIOR REMODEL,	358,000	01/17/2023
B9603201	NEW CONSTR	72,910	08/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2005/0197	9/22/2015	WD	Q	I	01	240,000
GRANTOR: KNERR JOAN B						
GRANTEE: WILSON CHRISTOPHER						
0778/1332	12/05/1996	WD	Q	I		120,800
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: KNERR JOAN B						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W2 USP=[YR=1996] N10 W24 S10 E24$ W45 S30 E3 S1 E8 N1 E2 FOP=[YR=1996] S6 E15 FGR=[YR=1996] S16 E19 N20 W19 S4$ N6 L2 D2 W4 L2 U2 W1 N3 W5 S3 W1$ E1 N3 E5 S3 E1 D2 R2 E4 U2 R2 S2 E19 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	710.00	SF	5.20	5.20	100	1996	1996	3	73	2,695	
3	0810	CONCRETE A	0	100	0	0	75.00	SF	6.50	6.50	100	1996	1996	3	73	356	
4	0810	CONCRETE A	0	100	0	0	63.00	SF	6.50	6.50	100	1996	1996	3	73	299	

LAND DESCRIPTION

TOTAL OB/XF 6,150

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