LOT 31
IN OR 1199/1918
EGANS BLUFF EAST PB 5/367

AARONS JASON R & ANGELA M/
2507 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

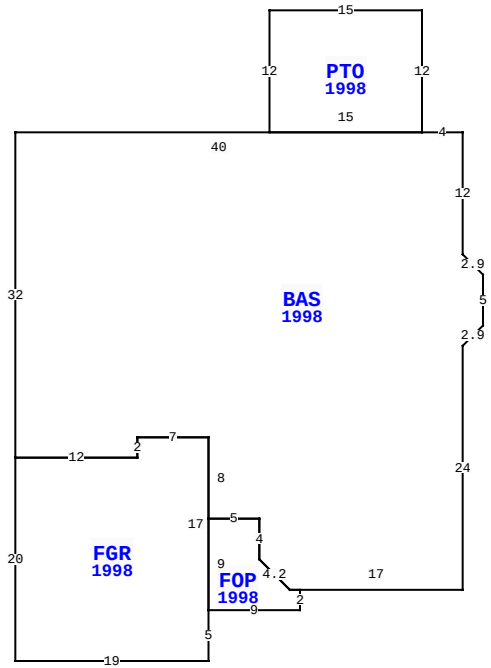
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,694	100	1,694	151,048
FGR	394	55	217	19,349
FOP	58	30	17	1,516
PTO	180	5	9	802
TOTALS	2,326		1,937	172,715

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,937	112.0581	101.13	195,889	1998	1998	0	0	0	11.83	88.17

1 SINGLE FAM – 100% - 2004 Heated Area: 1694 HX Base Yr 2004



2507 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		172,715
TOTAL MARKET OB/XF VALUE		2,713
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		355,428
SOH/AGL Deduction		179,072
ASSESSED VALUE		176,356
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		126,356
TOTAL JUST VALUE		355,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,077

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704371	NEW CONSTR	80,155	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1199/1918	1/07/2004	WD	Q	I		198,700
GRANTOR: BAEZ GLORIA NOREAN						
GRANTEE: AARONS JASON & ANGE						
1189/1276	11/19/2003	QC	U	I	01	100
GRANTOR: BAEZ-DELGADO LUIS ANT						
GRANTEE: BEAZ GLORIA NOREAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W4 PTO=[YR=1998] N12 W15 S12 E15 $ W40 S32 FGR=[YR=1998] S20 E19 N5 FOP=[YR=1998] E9 N2 W1 U3 L3 N4 W5 S9$ N17 W7 S2 W12$ E12 N2 E7 S8 E5 S4 R3 D3 E17 N24 R2 U2 N5 U2 L2 N12$.

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	501.00	SF	6.50	6.50	100	1998	1998	3	77	2,508	
2	0810	CONCRETE A	0	100	0	0	41.00	SF	6.50	6.50	100	1998	1998	3	77	205	

LAND DESCRIPTION

TOTAL OB/XF 2,713

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