LOT 32
IN OR 2193/1165
EGANS BLUFF EAST PB 5/367

BALLINGER ANDREW H/RICCIUTI-BALLINGER REGINA
2512 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

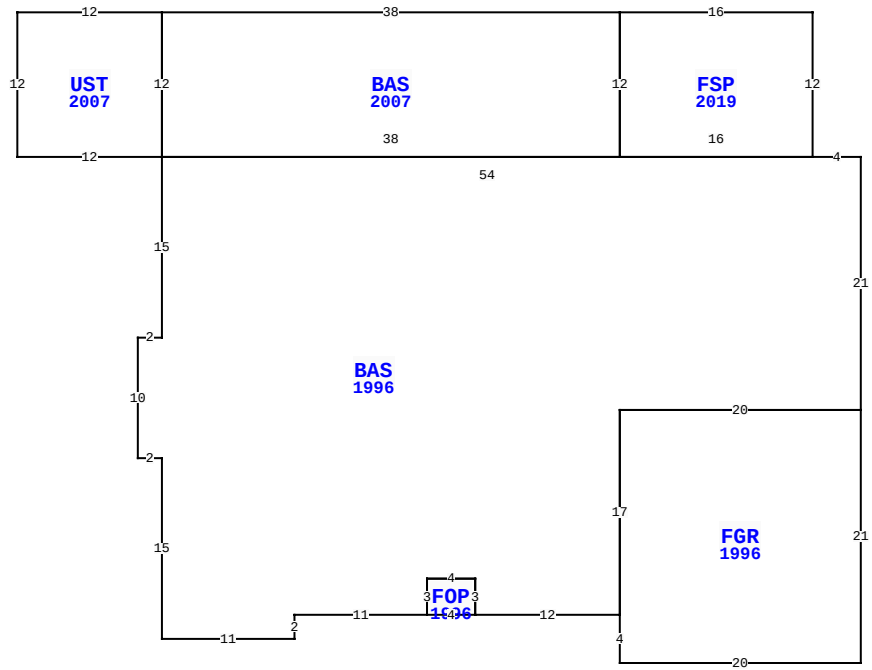
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,894	100	1,894	168,591
BAS	456	100	456	40,590
FGR	420	55	231	20,562
FOP	12	30	4	356
FSP	192	40	77	6,854
UST	144	45	65	5,786
TOTALS	3,118		2,727	242,739

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,727	112.5600	101.59	277,036	1996	1998	0	0	0	12.38	87.62

1 SINGLE FAM – 100% - 2019 Heated Area: 2350 HX Base Yr 2019



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

2512 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		242,739
TOTAL MARKET OB/XF VALUE		53,220
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		475,959
SOH/AGL Deduction		103,259
ASSESSED VALUE		372,700
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,700
TOTAL JUST VALUE		475,959
NCON VALUE		43,925
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,802

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807927	SCRNENCL	0	10/01/2018
17002686	REMODEL	1,000	04/27/2017
B26100	REMODEL	10,000	06/01/2012
B17328	ADDITION	46,068	08/01/2006
M11943	MECH OTHER	0	08/01/2006
R09032	REPAIR/RRF	5,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2193/1165	5/01/2018	WD	Q	I	01	380,000
GRANTOR: STEIN MARTIN D & MICH						
GRANTEE: BALLINGER ANDREW H						
1022/0575	12/03/2001	WD	Q	I		172,000
GRANTOR: GRONDIN PETE J & WAND						
GRANTEE: STEIN MARTIN D & MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 FSP=[YR=2019] N12 W16 BAS=[YR=2007] W38 UST=[YR=2007] W12 S12 E12 N12$ S12 E38 N12$ S12 E16$ W54 S15 W2 S10 E2 S15 E11N2 E11 FOP=[YR=1996] E4 N3 W4 S3$ N3E4 S3 E12 FGR=[YR=1996] S4 E20 N21 W20 S17$ N17 E20 N21$.

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	0812	CONCRETE C	0	100	0	0	1,155.00	SF	4.00	4.00	100	1996	1996	3	73	3,373	
4	1242	WD DECK A	0	100	0	0	413.00	SF	10.00	10.00	100	2001	2001	3	20	826	
5	0855	CONC PAVER	0	100	0	0	169.00	SF	10.00	10.00	100	2001	2001	3	82	1,386	
6	0855	CONC PAVER	0	100	0	0	111.00	SF	10.00	10.00	100	2001	2001	3	82	910	
7	0861	POOL GUNIT	0	100	0	0	385.00	SF	85.00	85.00	100	2022	2022	3	100	32,725	
8	0855	CONC PAVER	0	100	0	0	1,120.00	SF	10.00	10.00	100	2022	2022	3	100	11,200	

LAND DESCRIPTION

TOTAL OB/XF 53,220

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS