



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	14	CARPET 80
Interior Floo	08	SHT VINYL 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	1,824	100	1,824	158,168
DCK	440	10	44	3,815
FGR	484	55	266	23,066
FOP	44	30	13	1,128
PTO	230	5	12	1,040
TOTALS	3,022		2,159	187,218

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	0810	CONCRETE A	0 100	0	0	720.00	SF	6.50	6.50	100	1998	1998	3	77	3,604	
2	0810	CONCRETE A	0 100	40	3	120.00	SF	6.50	6.50	100	1998	1998	3	77	601	

LAND DESCRIPTION			TOTAL OB/XF 4,205													
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
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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,159	108.9711	98.35	212,338	1998	1998	0	0	11.83	88.17
1 SINGLE FAM - 100% - 1999 Heated Area: 1824 HX Base Yr 1999											
2536 LE SABRE PL, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 8
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		187,218	
TOTAL MARKET OB/XF VALUE		4,205	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		371,423	
SOH/AGL Deduction		189,845	
ASSESSED VALUE		181,578	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		131,578	
TOTAL JUST VALUE		371,423	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		344,163	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704521	NEW CONSTR	103,878	12/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2361/1953	5/12/2020	QC	U	I	11
GRANTOR: MINER JANICE E					
GRANTEE: HICKOX BERT NORMAN					
0829/1840	4/16/1998	WD	Q	I	127,600
GRANTOR: ATLANTIC BUILDERS					
GRANTEE: MINER JANICE E					

BUILDING NOTES															
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BUILDING DIMENSIONS															
BAS=[YR=1998] W15 U2 L2 W6 D2 L2 PTO=[YR=1998] N10 DCK=[YR=2009] N22 W20 S22 E20\$ W23 S10 E23\$ W23 U2 L2 W4 D2 L2 W2 S33 E11 N2 E6 FOP=[YR=1998] S2 E10 N2 W2 N4 W6 S4 W2 \$ E2 N4 E6 S4 E11 FGR=[YR=1998] S22 E22 N22 W22 \$ E22 N31 \$.															