

LOT 35
IN OR 1211/708
EGANS BLUFF EAST PB 5/367

DURDEN GAREY C & JOAN S
2548 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0035-0000



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 60
Interior Floo	11	CLAY TILE 40
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

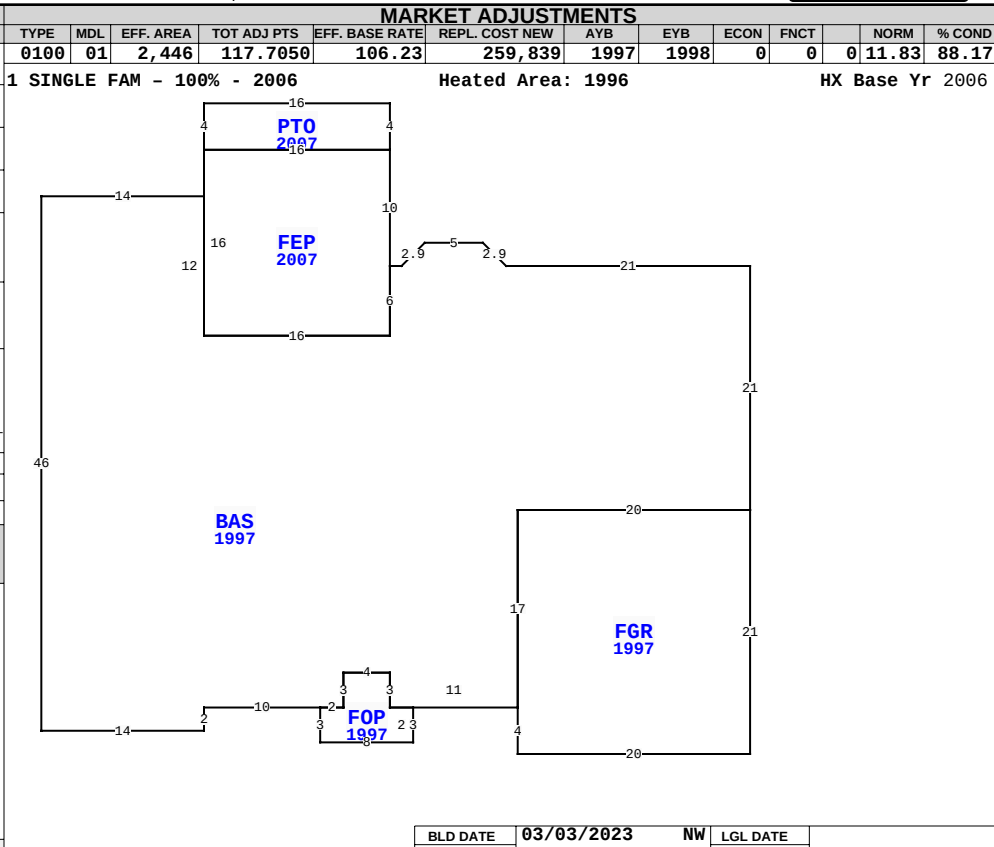
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1,996	186,951
FEP	256	80	205	19,201
FGR	420	55	231	21,636
FOP	36	30	11	1,031
PTO	64	5	3	281
TOTALS	2,772		2,446	229,100

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00	LT	



TOTAL OB/XF											
3,574											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		229,100	
TOTAL MARKET OB/XF VALUE		3,574	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		412,674	
SOH/AGL Deduction		203,274	
ASSESSED VALUE		209,400	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		159,400	
TOTAL JUST VALUE		412,674	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		391,848	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19238	ELEC OTHER	800	05/01/2007
B19699	ADDITION	24,366	04/01/2007
B9704313	NEW CONSTR	93,315	09/01/1997

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1211/0708	3/01/2004	WD	Q	I	
GRANTOR: TAYLOR JAMES J					235,000
GRANTEE: DURDEN GAREY C & JO					
0884/0609	5/24/1999	WD	Q	I	
GRANTOR: GODFREY ADAM K & ELIZ					165,000
GRANTEE: TAYLOR JAMES J					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1997] W21 U2 L2 W5 L2 D2 W1 FEP=[YR=2007] N10 PTO=[YR=2007] N4 W16 S4 E16\$ W16 S16 E16 N6\$ S6 W16 N12 W14 S46 E14 N2 E10 FOP=[YR=1997] S3 E8 N3 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E11 FGR=[YR=1997] S4 E20 N21 W20 S17\$ N17 E20 N21\$.											