LOT 36 IN OR 842/1638
EGANS BLUFF EAST PB 5/367

JACOBS WILLIAM E
2602 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0036-0000

BUILDING CHARACTERISTICS

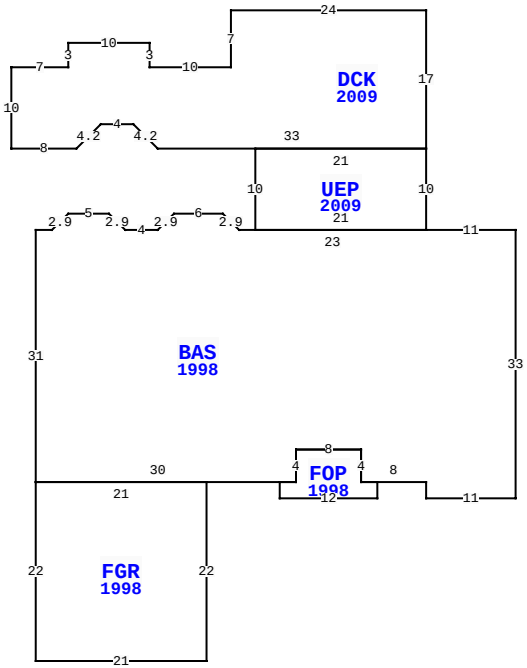
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,849	100	1,849	163,597
DCK	687	10	69	6,105
FGR	462	55	254	22,474
FOP	56	30	17	1,504
UEP	210	60	126	11,148
TOTALS	3,264		2,315	204,828

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,315	111.1950	100.35	232,310	1998	1998	0	0	0	11.83	88.17

1 SINGLE FAM – 100% - 1999 Heated Area: 1849 HX Base Yr 1999



2602 LE SABRE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		204,828
TOTAL MARKET OB/XF VALUE		7,642
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		392,470
SOH/AGL Deduction		197,150
ASSESSED VALUE		195,320
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		140,320
TOTAL JUST VALUE		392,470
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804845	NEW CONSTR	106,062	04/09/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0842/1638	7/29/1998	WD	Q	I		134,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: JACOBS WILLIAM E &						
0804/1277	8/27/1997	WD	U	V	09	137,500
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W11 UEP=[YR=2009] N10 DCK=[YR=2009] N17 W24 S7 W10 N3 W10 S3 W7 S10 E8 R3 U3 E4 D3 R3 E33$ W21 S10 E21$ W23 U2 L2 W6 D2 L2 W4 U2 L2 W5 D2 L2 W2 S31 FGR=[YR=1998] S22 E21 N22 W21 $ E30 FOP=[YR=1998] S2 E12 N2 W2 N4 W8 S4 W2 $ E2 N4 E8 S4 E8 S2 E11 N33 $.

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	1998	1998	3	83	2,905	
2	0810	CONCRETE A	0	100	0	0	731.00	SF	6.50	6.50	100	1998	1998	3	77	3,659	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1998	1998	3	77	586	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
5	0851	PATIO STON	0	100	10	2	20.00	SF	0.75	0.75	100	2000	2000	3	80	12	

LAND DESCRIPTION

TOTAL OB/XF 7,642

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