LOT 37
EGANS BLUFF EAST PB 5/367

**DE LA TORRE ANANGELICA**
2626 LE SABRE PL
FERNANDINA BEACH, FL 32034

**2023**

**00-00-30-021E-0037-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

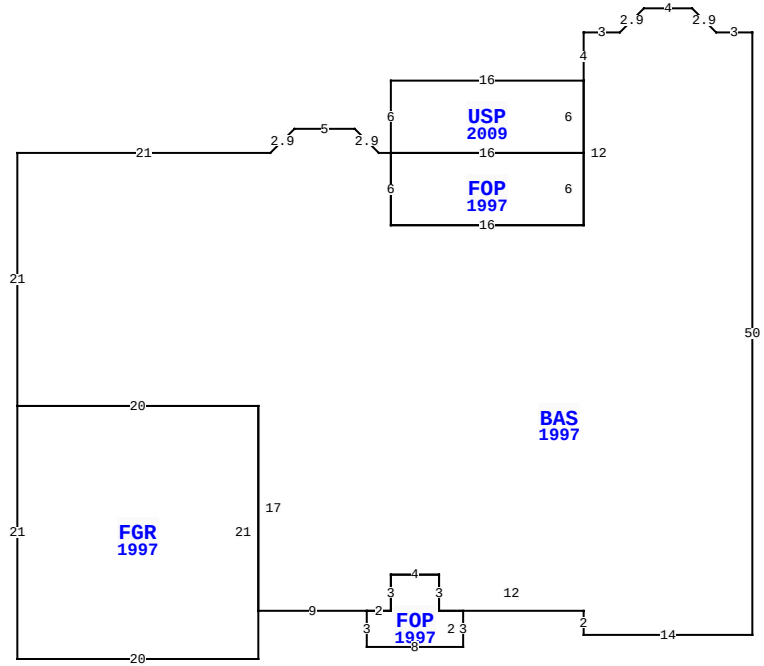
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Air Condition | 03 | CENTRAL 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 | 2,064 | 100 | 2,064 | 193,484 |
| FGR | 420 | 55 | 231 | 21,655 |
| FOP | 36 | 30 | 11 | 1,031 |
| FOP | 96 | 30 | 29 | 2,719 |
| USP | 96 | 30 | 29 | 2,719 |
| TOTALS | 2,712 | | 2,364 | 221,606 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,364 | 113.0871 | 102.06 | 241,270 | 1997 | 2005 | 0 | 0 | 0 | 8.15 | 91.85 |

1 SINGLE FAM – 100% - 2022 Heated Area: 2064 HX Base Yr 2022




2626 LE SABRE PL, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 221,606 |
| TOTAL MARKET OB/XF VALUE | | 5,816 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 407,422 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 407,422 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 357,422 |
| TOTAL JUST VALUE | | 407,422 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 437,314 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B0107971 | REMODEL | 1,000 | 02/01/2001 |
| E017776 | REMODEL | 150 | 02/01/2001 |
| B9603536 | NEW CONSTR | 99,199 | 12/01/1996 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2459/0606 | 5/05/2021 | WD | Q | I | 01 | 490,000 |
| GRANTOR: NEMES-NOLEN REVOCABLE | | | | | | |
| GRANTEE: DE LA TORRE ANANGEL | | | | | | |
| 2013/1517 | 10/28/2015 | WD | U | I | 11 | 100 |
| GRANTOR: NEMES RONALD A & | | | | | | |
| GRANTEE: NEMES NOLEN REVOCAB | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1997] W3 U2 L2 W4 D2 L2 W3 S4 USP=[YR=2009] W16 S6 FOP=[YR=1997] S6 E16 N6 W16 $ E16 N6 $ S12 W16 N6 W1 L2 U2 W5 D2 L2 W21 S21 FGR=[YR=1997] S21 E20 N21 W20 $ E20 S17 E9 FOP=[YR=1997] S3 E8 N3 W2 N3 W4 S3 W2 $ E2 N3 E4 S3 E12 S2 E14 N50 $ .

## 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 | 1997 | 1997 | 3 | 81 | 2,835 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 697.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 75 | 2,718 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 18 | 3 | 54.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 75 | 263 | |

## LAND DESCRIPTION

TOTAL OB/XF 5,816

| 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 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS