LOT 38
EGANS BLUFF EAST PB 5/367

RODRIGUEZ AUDREY A L/E/
2638 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0038-0000

BUILDING CHARACTERISTICS

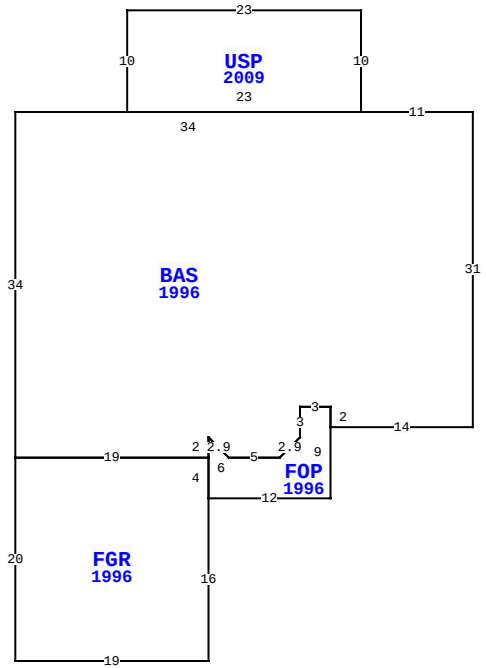
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,469	100	1,469	134,335
FGR	380	55	209	19,112
FOP	67	30	20	1,829
USP	230	30	69	6,310
TOTALS	2,146		1,767	161,586

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,767	116.1300	104.81	185,199	1996	1996	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 1998 Heated Area: 1469 HX Base Yr 1998



2638 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		161,586
TOTAL MARKET OB/XF VALUE		3,264
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		344,850
SOH/AGL Deduction		187,744
ASSESSED VALUE		157,106
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		107,106
TOTAL JUST VALUE		344,850
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		314,858

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603035	NEW CONSTR	73,050	06/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2515/0442	11/18/2021	LE	U	I	11	100
GRANTOR: RODRIGUEZ AUDREY A						
GRANTEE: SOTO KRISTIANNA ROD						
0784/0452	2/06/1997	WD	Q	I		113,700
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: RODRIGUEZ AUDREY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 USP=[YR=2009] N10 W23 S10 E23 $ W34 S34
FGR=[YR=1996] S20 E19 N16 FOP=[YR=1996] E12 N9 W3 S3 D2 L2
W5 U2 L2 S6$N4 W19 $ E19 N2 D2 R2 E5 R2 U2 N3 E3 S2E14
N31 $.

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	0811	CONCRETE B	0	100	0	0	710.00	SF	5.20	5.20	100	1996	1996	3	73	2,695	
2	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	1996	1996	3	73	569	

LAND DESCRIPTION

TOTAL OB/XF 3,264

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