

LOT 40
IN OR 1687/1788
EGANS BLUFF EAST PB 5/367

ELLIOTT JESS P & SHARON V
2660 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0040-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 80
Interior Floor	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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,803	100	1,803	161,618
BAS	391	100	391	35,049
FGR	420	55	231	20,706
FOP	15	30	4	358

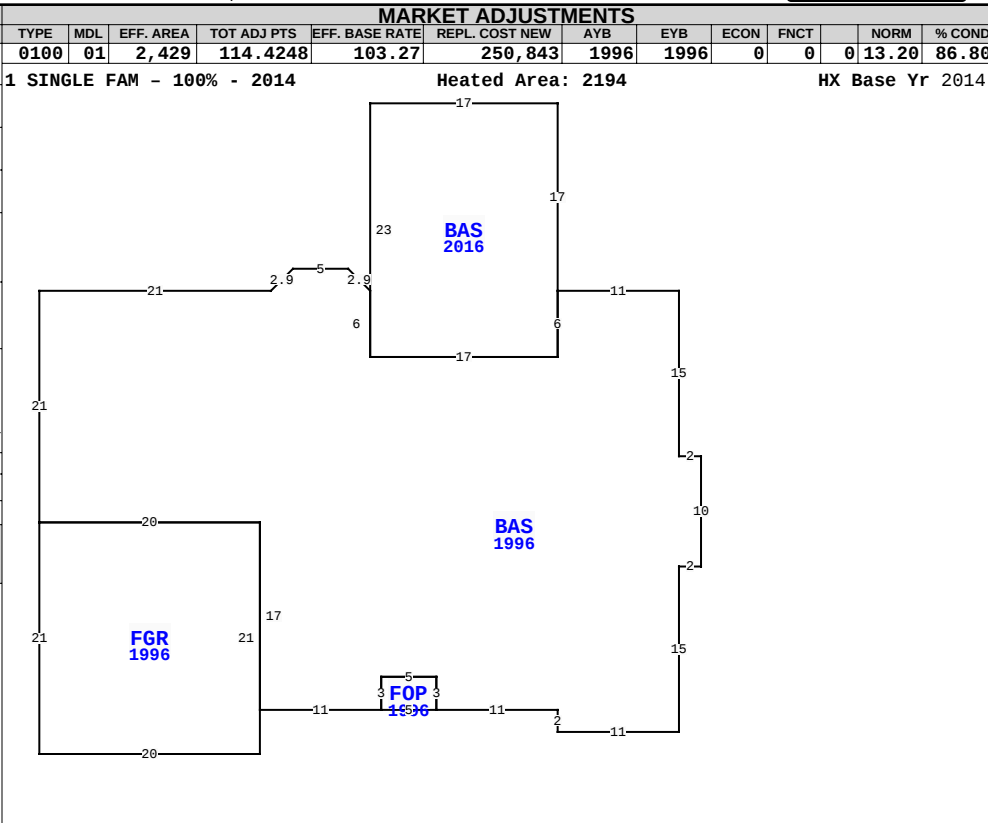
TOTALS	2,629		2,429	217,732
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EXTRA FEATURES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	80	2,800	
2	0811	CONCRETE B	0	100	0	0	734.00	SF	5.20	5.20	100	1996	1996	3	73	2,786	
3	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1996	1996	3	73	356	
4	0810	CONCRETE A	0	100	0	0	76.00	SF	6.50	6.50	100	2000	2000	3	80	395	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2006	2006	3	31	744	
6	0476	VF 6 SBPL	0	100	0	0	139.00	LF	32.00	32.00	100	2010	2010	3	81	3,603	
7	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	81	243	
8	0855	CONC PAVER	0	100	0	0	85.00	SF	10.00	10.00	100	2016	2016	3	97	825	
9	0920	CWALL-WD/M	0	100	0	0	90.00	LF	390.00	390.00	100	2016	2016	3	78	27,378	

LAND DESCRIPTION

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	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							



BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE	04/17/2008	DJJW	LAND DATE	
INC DATE			AG DATE	

2660 LE SABRE PL, FERNANDINA BEACH																							
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		217,732
TOTAL MARKET OB/XF VALUE		39,130
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		436,862
SOH/AGL Deduction		201,368
ASSESSED VALUE		235,494
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		185,494
TOTAL JUST VALUE		436,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		386,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631732	FOP	0	02/02/2016
B24455	ADDITION	1,758	03/01/2011
B24106	REMODEL	15,000	11/01/2010
B18699	REMODEL	1,302	10/31/2006
B9602741	NEW CONSTR	87,190	03/01/1996

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BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1996] W11 BAS=[YR=2016] N17 W17 S23 E17 N6\$ S6 W17 N6 U2 L2 W5 D2 L2 W21 S21 FGR=[YR=1996] S21 E20N21 W20 \$ E20 S17 E11 FOP=[YR=1996] E5 N3 W5 S3 \$ N3 E5 S3 E11 S2 E11N15 E2 N10 W2 N15 \$.						