LOT 45 IN OR 823/1613
EGANS BLUFF EAST PB 5/367

CITINO SCOTT B & DIANA L
2702 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

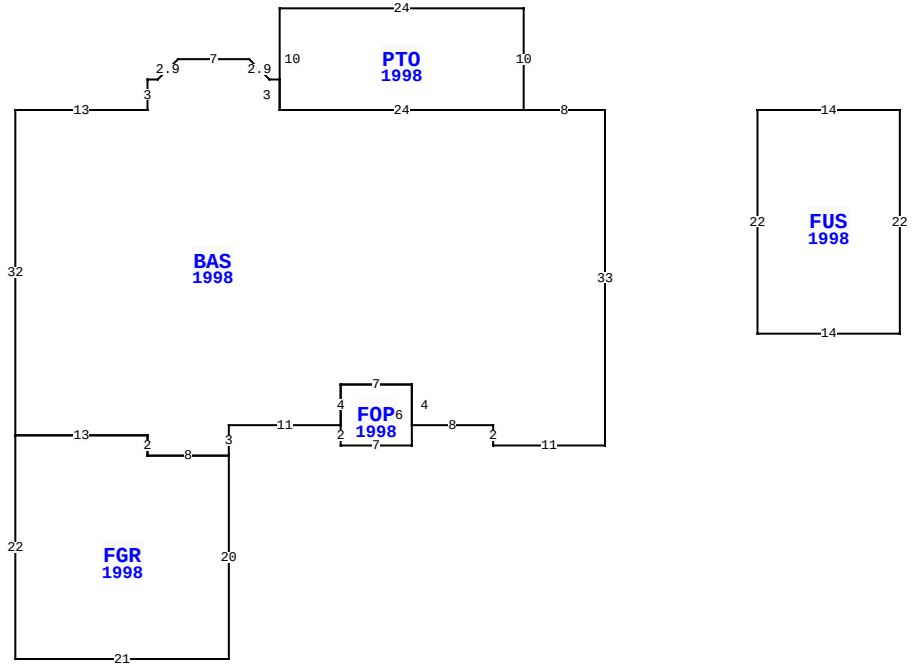
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,886	100	1,886	162,614
FGR	446	55	245	21,125
FOP	42	30	13	1,121
FUS	308	100	308	26,556
PTO	240	5	12	1,034
TOTALS	2,922		2,464	212,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,464	108.3600	97.79	240,955	1998	1998	0	0	0	11.83	88.17

1 SINGLE FAM – 100% - 1999 Heated Area: 2194 HX Base Yr 1999



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

2702 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,450
TOTAL MARKET OB/XF VALUE		8,110
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		400,560
SOH/AGL Deduction		198,289
ASSESSED VALUE		202,271
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,271
TOTAL JUST VALUE		400,560
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		374,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704213	NEW CONSTR	89,395	08/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0823/1613	2/23/1998	WD	Q	I		143,300
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: CITINO SCOTT B & DI						
0798/0037	6/30/1997	WD	U	V	19	27,000
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 PTO=[YR=1998] N10 W24 S10 E24 $W24 N3 W1 U2 L2 W7 D2 L2 W1 S3 W13 S32 FGR=[YR=1998] S22 E21 N20 W8N2 W13 $ E13 S2 E8 N3 E11 FOP=[YR=1998] S2 E7 N6 W7 S4 $ N4 E7S4 E8 S2 E11 N33 $ PTR= E15 FUS=[YR=1998] E14 S22 W14 N22 $ W15 $.

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	1,028.00	SF	6.50	6.50	100	1998	1998	3	77	5,145	
3	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	1998	1998	3	77	60	

LAND DESCRIPTION

TOTAL OB/XF 8,110

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