LOT 48
IN OR 2075/692
EGANS BLUFF EAST PB 5/367

GILLESPIE CONNIE F
PO BOX 16235
FERNANDINA BEACH, FL 32035

2023

00-00-30-021E-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

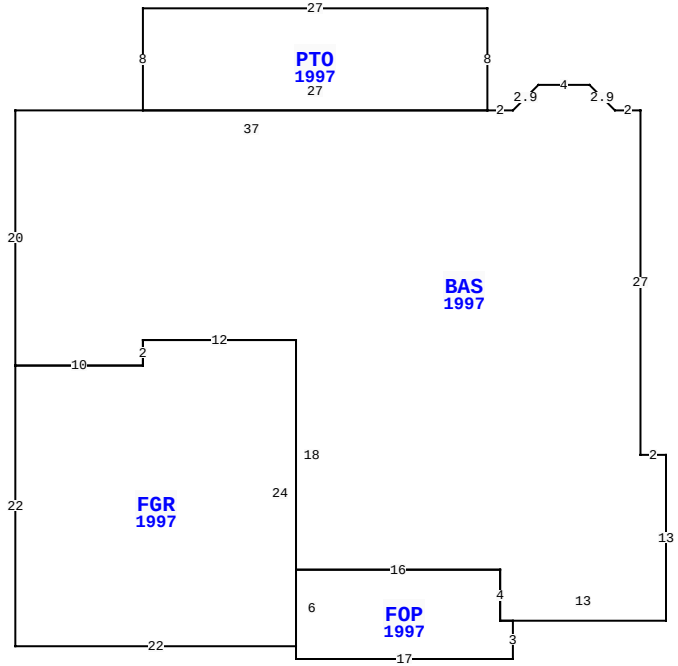
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1,470	160,648
FGR	508	55	279	30,490
FOP	115	30	34	3,715
PTO	216	5	11	1,202
TOTALS	2,309		1,794	196,056

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,794	130.2000	117.51	210,813	1997	2007	0	0	0	7.00	93.00

1 SINGLE FAM – 100% - 2017 Heated Area: 1470 HX Base Yr 2017



2730 LE SABRE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		196,056
TOTAL MARKET OB/XF VALUE		2,830
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		378,886
SOH/AGL Deduction		180,566
ASSESSED VALUE		198,320
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		148,320
TOTAL JUST VALUE		378,886
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633372	REMODEL	25,000	11/01/2016
B9603481	NEW CONSTR	76,690	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2075/0692	9/30/2016	WD	Q	I	01	240,000
GRANTOR: MORRISON HARRINGTON						
GRANTEE: GILLESPIE CONNIE F						
1125/1842	3/31/2003	WD	Q	I		169,000
GRANTOR: VENO KENNETH R & SUSA						
GRANTEE: MORRISON HARRINGTON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 U2 L2 W4 D2 L2 W2 PTO=[YR=1997] N8 W27 S8 E27$ W37 S20 FGR=[YR=1997] S22 E22 FOP=[YR=1997] S1 E17 N3 W1 N4 W16 S6$ N24 W12 S2 W10$ E10 N2 E12 S18 E16 S4 E13 N13 W2 N27$.

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	677.00	SF	5.20	5.20	100	1997	1997	3	75	2,640	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1997	1997	3	75	190	

LAND DESCRIPTION

TOTAL OB/XF 2,830

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 08/09/2017 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS