

LOT 49  
IN OR 2175/669  
EGANS BLUFF EAST PB 5/367

TAYLOR BRENDA J  
2748 LE SABRE PL  
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0049-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                                    |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |          |             |         | NASSAU COUNTY PROPERTY |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|------------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|----------|-------------|---------|------------------------|---------------------------|------------|-----------------------------|------|---------|------|-----|----|--------|--|--------------|--|--|--|--|--|--|--|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                               | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT     | NORM        | % COND  | PAGE 1 of 1            |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Exterior Wall                                                                                                                                 | 16               | WD FR STUC 100 | 0100                               | 01                   | 2,978              | 112.3206    | 101.37         | 301,880        | 2007        | 2007           | 0         | 0        | 0           | 7.50    | 92.50                  | VALUATION BY STANDARD     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2019         |                      |                    |             |                |                |             |                |           |          |             |         |                        | Heated Area: 2333         |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | HX Base Yr 2019           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | VALUATION SUMMARY         |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 60   |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | Tax Group: 8              |            |                             |      |         |      |     |    |        |  | Tax Dist:    |  |  |  |  |  |  |  |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 40      |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | BUILDING MARKET VALUE     |            |                             |      |         |      |     |    |        |  | 279,239      |  |  |  |  |  |  |  |  |  |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100    |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET OB/XF VALUE  |            |                             |      |         |      |     |    |        |  | 26,816       |  |  |  |  |  |  |  |  |  |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100 |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL LAND VALUE - MARKET |            |                             |      |         |      |     |    |        |  | 225,000      |  |  |  |  |  |  |  |  |  |
| Bedrooms                                                                                                                                      |                  | 4 100          |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL MARKET VALUE        |            |                             |      |         |      |     |    |        |  | 531,055      |  |  |  |  |  |  |  |  |  |
| Bathrooms                                                                                                                                     |                  | 2 100          |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | SOH/AGL Deduction         |            |                             |      |         |      |     |    |        |  | 128,553      |  |  |  |  |  |  |  |  |  |
| Frame                                                                                                                                         | 02               | WOOD FRAME 100 |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | ASSESSED VALUE            |            |                             |      |         |      |     |    |        |  | 402,502      |  |  |  |  |  |  |  |  |  |
| Stories                                                                                                                                       | 1.               | 1. 100         |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | TOTAL EXEMPTION VALUE     |            |                             |      |         |      |     |    |        |  | HX HB 50,000 |  |  |  |  |  |  |  |  |  |
| Units                                                                                                                                         | 0                | 0 100          |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        | BASE TAXABLE VALUE        |            |                             |      |         |      |     |    |        |  | 352,502      |  |  |  |  |  |  |  |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       | TOTAL JUST VALUE                   |                      |                    |             |                |                |             |                |           |          | 531,055     |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                | NCON VALUE                         |                      |                    |             |                |                |             |                |           |          | 0           |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                | INCOME VALUE                       |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
|                                                                                                                                               |                  |                | PREVIOUS YEAR MKT VALUE            |                      |                    |             |                |                |             |                |           |          | 496,701     |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                           | 2,333            | 100            | 2,333                              | 218,759              |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| FDG                                                                                                                                           | 525              | 60             | 315                                | 29,537               |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| FGR                                                                                                                                           | 470              | 55             | 258                                | 24,192               |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 175              | 30             | 52                                 | 4,876                |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| FOP                                                                                                                                           | 63               | 30             | 19                                 | 1,782                |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| PTO                                                                                                                                           | 12               | 5              | 1                                  | 93                   |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,578                              | 2,978                | 279,239            |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 2748 LE SABRE PL, FERNANDINA BEACH |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 0812             | CONCRETE C     | 0                                  | 100                  | 0                  | 0           | 1,839.00       | SF             | 4.00        | 4.00           | 100       | 2007     | 2007        | 3       | 89                     | 6,547                     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 2                                                                                                                                             | 0855             | CONC PAVER     | 0                                  | 100                  | 0                  | 0           | 125.00         | SF             | 10.00       | 10.00          | 100       | 2007     | 2007        | 3       | 89                     | 1,113                     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 3                                                                                                                                             | 0861             | POOL GUNIT     | 0                                  | 100                  | 0                  | 0           | 197.00         | SF             | 85.00       | 85.00          | 100       | 2007     | 2007        | 3       | 52                     | 8,707                     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 4                                                                                                                                             | 0910             | SCRN RM L      | 0                                  | 100                  | 0                  | 0           | 495.00         | SF             | 15.00       | 15.00          | 100       | 2007     | 2007        | 3       | 35                     | 2,599                     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 5                                                                                                                                             | 0810             | CONCRETE A     | 0                                  | 100                  | 8                  | 3           | 24.00          | SF             | 6.50        | 6.50           | 100       | 2007     | 2007        | 3       | 89                     | 139                       |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 6                                                                                                                                             | 0500             | FP-PRE FAB     | 0                                  | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 2007     | 2007        | 3       | 92                     | 3,220                     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 7                                                                                                                                             | 0871             | POOL HTR R     | 0                                  | 100                  | 0                  | 0           | 1.00           | UT             | 2,000.00    | 2,000.00       | 100       | 2007     | 2007        | 3       | 35                     | 700                       |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 8                                                                                                                                             | 0855             | CONC PAVER     | 0                                  | 100                  | 7                  | 4           | 28.00          | SF             | 10.00       | 10.00          | 100       | 2007     | 2007        | 3       | 89                     | 249                       |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 9                                                                                                                                             | 0855             | CONC PAVER     | 0                                  | 100                  | 8                  | 4           | 32.00          | SF             | 10.00       | 10.00          | 100       | 2007     | 2007        | 3       | 89                     | 285                       |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 10                                                                                                                                            | 0855             | CONC PAVER     | 0                                  | 100                  | 0                  | 0           | 366.00         | SF             | 10.00       | 10.00          | 100       | 2007     | 2007        | 3       | 89                     | 3,257                     |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                | TOTAL OB/XF 26,816                 |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| 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                                                                                                                                             | 000133           | C              | SFR LAKE                           | 100                  | 0003               | RS-2        | 0.00           | 0.00           | 1.00        | LT             |           | 1.00     | 1.00        | 1.25    | 180,000.00             | 225,000.00                | 225,000    |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |
| REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS |                  |                |                                    |                      |                    |             |                |                |             |                |           |          |             |         |                        |                           |            |                             |      |         |      |     |    |        |  |              |  |  |  |  |  |  |  |  |  |