

LOT 50
IN OR 796/1240
EGANS BLUFF EAST PB 5/367

HETCHKA RAYMOND D & JOANNE
2701 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2023

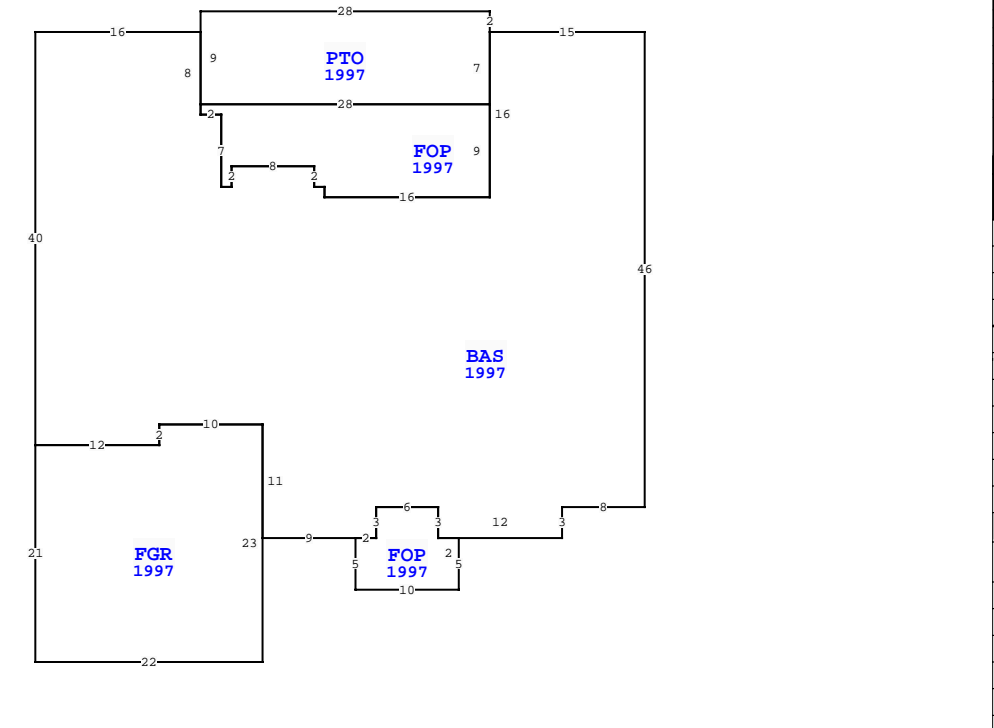
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BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	16 WD FR STUC 30
Roof Structure	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	04 DRYWALL 100
Interior Floor	15 CARPET 80
Interior Floor	08 SHT VINYL 20
Air 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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,586	105.7392	95.43	246,782	1997	2002	0	0	0	9.83 90.17

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			222,523
TOTAL MARKET OB/XF VALUE			9,954
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			457,477
SOH/AGL Deduction			244,242
ASSESSED VALUE			213,235
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			163,235
TOTAL JUST VALUE			457,477
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			419,992



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	SUBAREA MARKET VALUE
BAS	2,225	100	191,460
FGR	482	55	22,803
FOP	68	30	1,721
FOP	210	30	5,421
PTO	252	5	1,119
TOTALS	3,237		222,523

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703712	NEW CONSTR	97,515	01/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0796/1240	6/16/1997	WD Q	Q	I		151,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: HETCHKA RAYMOND D &						
0766/0823	7/25/1996	WD U	V	09		51,500
GRANTOR: R E D LIMITED PARTNE						
GRANTEE: ATLANTIC BUILDERS						

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	1997	1997	3	81	2,835	
2	0811	CONCRETE B	0 100	0	0	680.00	SF	5.20	5.20	100	1997	1997	3	75	2,652	
3	0810	CONCRETE A	0 100	50	3	150.00	SF	6.50	6.50	100	1997	1997	3	75	731	
4	0810	CONCRETE A	0 100	16	10	160.00	SF	6.50	6.50	100	1997	1997	3	75	780	
5	1241	WD DECK G	0 100	12	6	72.00	UT	11.50	11.50	100	2000	2000	3	29	240	
6	0810	CONCRETE A	0 100	28	10	280.00	SF	6.50	6.50	100	2000	2000	3	80	1,456	
7	0910	SCRN RM L	0 100	28	15	420.00	SF	15.00	15.00	100	2000	2000	3	20	1,260	

2701 LE SABRE PL, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS
 BAS=[YR=1997] W15 PTO=[YR=1997] N2 W28 S9 FOP=[YR=1997] S1 E2 S7 E1 N2 E8 S2 E1 S1 E16 N9 W28 \$ E28 N7 \$ S16 W16 N1 W1 N2 W8 S2 W1 N7 W2 N8 W16 S40 FGR=[YR=1997] S21 E22 N23 W10 S2 W12 \$ E12 N2 E10 S11 E9 FOP=[YR=1997] S5 E10 N5 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E12 N3 E8 N46 \$.

LAND DESCRIPTION										TOTAL OB/XF														
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							