

BUILDING CHARACTERISTICS				
ELEMENT	CD CONSTRUCTION			
Exterior Wall	05 AVERAGE 100			
Roof Structur	03 GABLE/HIP 100			
Roof Cover	03 COMP SHNGL 100			
Interior Wall	05 DRYWALL 100			
Interior Floo	14 CARPET 80			
Interior Floo	08 SHT VINYL 20			
Air Condition	03 CENTRAL 100			
Heating Type	04 AIR DUCTED 100			
Bedrooms	4 100			
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	2,193	100	2,193	182,064
FGR	445	55	245	20,340
FOP	87	30	26	2,159
FSP	180	40	72	5,978
PTO	3	5	0	0
PTO	10	5	0	0
USP	180	30	54	4,483
TOTALS	3,098		2,590	215,023

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,590	104.8320	94.61	245,040	1995	1997	0	0	12.25	87.75

1 SINGLE FAM - 100% - 1996 Heated Area: 2193 HX Base Yr 1996

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			215,023
TOTAL MARKET OB/XF VALUE			4,304
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			399,327
SOH/AGL Deduction			203,108
ASSESSED VALUE			196,219
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			146,219
TOTAL JUST VALUE			399,327
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			376,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603523	ADDITION	2,547	12/01/1996
B9502218	XFOB	2,040	09/01/1995
B9501714	NEW CONSTR	114,900	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0731/0153	6/07/1995	WD Q	Q	I		118,100

GRANTOR: ATLANTIC BUILDERS INC
GRANTEE: LARIOSIA AGUSTIN G &
0723/0666 2/03/1995 RD U V 09 67,500
GRANTOR: MIDLAND GROUP
GRANTEE: ATLANTIC BUILDERS I

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	0811	CONCRETE B	0	100	0	898.00	SF	5.20	5.20	100	1995	1995	3	72	3,362	
2	0810	CONCRETE A	0	100	5	20.00	SF	6.50	6.50	100	1995	1995	3	72	94	
3	0940	SHEDS/PORT	0	100	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
4	1076	TRELLIS A	0	100	9	81.00	SF	7.50	7.50	100	1997	1997	3	21	128	

2130 CIERA LN, FERNANDINA BEACH

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

BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=1995] W36 PTO=[YR=1995] N3 PTO=[YR=1995] N10 W1
USP=[YR=1997] W18 S10 FSP=[YR=1995] S10 E18 N10 W18\$ E18 N10\$
S10 E1\$ W1 S3 E1\$ W1 S7 W18 S21 FGR=[YR=1995] S25 E21
FOP=[YR=1995] E18 N4 W13 N3 W5 S7 \$ N19 W1 N2 W5 S2 W9 N6 W6
\$ E6 S6 E9 N2 E5 S2 E1 S12 E5 S3 E29 N49 \$.

LAND DESCRIPTION		TOTAL OB/XF 4,304																						
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							