

LOT 100
IN OR 1931/1507
EGANS BLUFF EAST PB 5/367

MOUNT CHRISTOPHER T
2124 CIERA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021E-0100-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	14	CARPET	80
Interior Floor	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
BAS	2,073	100	2,073
FGR	470	55	258
FOP	48	30	14
FOP	206	30	62
TOTALS	2,797		2,407

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,407	110.1030	99.37	239,184	1995	1999	0	0	11.50	88.50

1 SINGLE FAM - 100% - 2015 Heated Area: 2073 HX Base Yr 2015

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			211,678
TOTAL MARKET OB/XF VALUE			8,702
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			400,380
SOH/AGL Deduction			175,652
ASSESSED VALUE			224,728
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			174,728
TOTAL JUST VALUE			400,380
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			373,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502123	NEW CONSTR	137,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/1507	7/10/2014	SW	Q	I	02	232,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MOUNT CHRISTOPHER T						
1917/0319	3/25/2014	SW	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL HOME LOAN M						

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	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	79	2,765	
2	0812	CONCRETE C	0	100	0	1,353.00	SF	4.00	4.00	100	1995	1995	3	72	3,897	
3	0810	CONCRETE A	0	100	0	436.00	SF	6.50	6.50	100	1995	1995	3	72	2,040	

TOTAL OB/XF									
8,702									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1995] W3 FOP=[YR=1995] N8 W28 S2 E3 S6 E25 \$ W25 N6 W3 N2 W24 S42 FGR=[YR=1995] S24 E3 S2 E7 N2 E4 N1 E6 N21 W9 N2 W11 \$ E11 S2 E7 N5 E6 FOP=[YR=1995] S4 E10 N4 W3 N2W4 S2 W3 \$ E3 N2 E4 S2 E10 S6 E4 S2 E7 N2 E3 N37 \$.									

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	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							