LOT 2
EGANS BLUFF NORTH PB 5/272

WATKINS LAKANA T L/E/
1918 STERLING LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

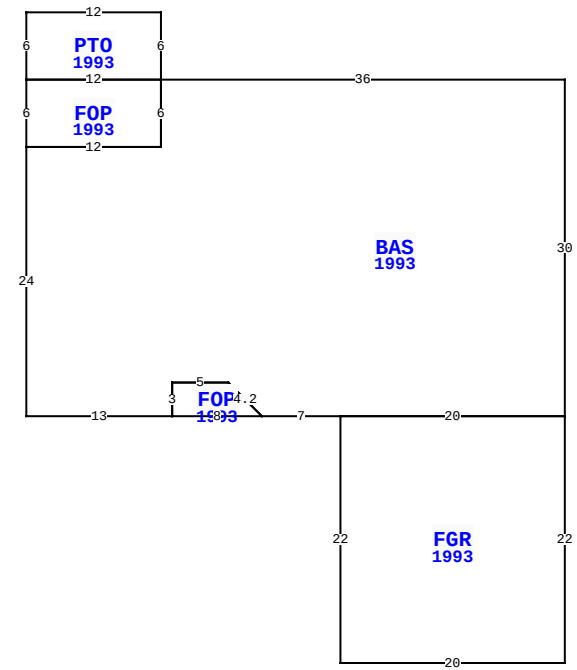
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1,349	179,941
FGR	440	55	242	32,280
FOP	20	30	6	800
FOP	72	30	22	2,934
PTO	72	5	4	534
TOTALS	1,953		1,623	216,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,623	131.3760	156.01	253,204	1992	1992	0	0	0	14.50	85.50

1 SNGL FAM – 100% - 0 Heated Area: 1349 HX Base Yr



1918 STERLING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		216,489
TOTAL MARKET OB/XF VALUE		3,185
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		399,674
SOH/AGL Deduction		279,401
ASSESSED VALUE		120,273
TOTAL EXEMPTION VALUE	HX HB WX SX	105,000
BASE TAXABLE VALUE		15,273
TOTAL JUST VALUE		399,674
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		327,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225288	REMODEL	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1792	2/24/2020	LE	U	I	11	100
GRANTOR: WATKINS LAKANA T L/E						
GRANTEE: WATKINS STEVEN L &						
2339/1990	2/18/2020	QC	U	I	11	100
GRANTOR: WATKINS LAKANA T L/E						
GRANTEE: WATKINS STEVEN LEIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 PTO=[YR=1993] N6 W12 S6 FOP=[YR=1993] S6 E12 N6 W12$ E12$ S6 W12 S24 E13 FOP=[YR=1993] E8 U3 L3 W5 S3$ N3 E5 D3 R3 E7 FGR=[YR=1993] S22 E20 N22 W20$ E20 N30$.

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	928.00	SF	5.20	5.20	100	1992	1992	3	66	3,185	

LAND DESCRIPTION

TOTAL OB/XF 3,185

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 01/25/2017 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS