

LOT 8
IN OR 618 PG 54
EGANS BLUFF NORTH PB 5/272

HELTON H NEIL & PAMELA R
1726 STERLING CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0008-0000



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	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

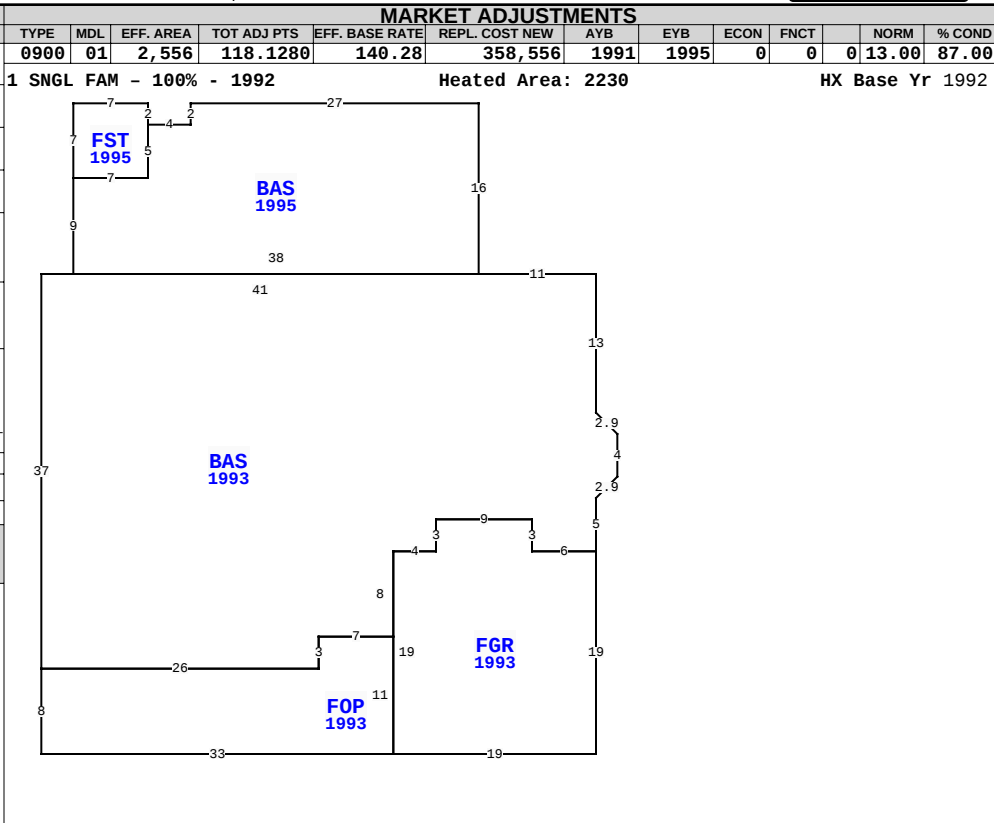
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	1,679	204,911
BAS	551	100	551	67,246
FGR	388	55	213	25,996
FOP	285	30	86	10,496
FST	49	55	27	3,296

TOTALS	2,952		2,556	311,944
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0812	CONCRETE C	0	100	0	0	656.00	SF	4.00
3	0812	CONCRETE C	0	100	0	0	1,217.00	SF	4.00
4	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50
5	0811	CONCRETE B	0	100	0	0	272.00	SF	5.20
6	0855	CONC PAVER	0	100	0	0	1,002.00	SF	7.00
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00
8	0819	CONC 12"	0	100	5	4	20.00	SF	9.50
9	0855	CONC PAVER	0	100	0	0	518.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RS-2	0.00	0.00	1.00



1726 STERLING LN, 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	656.00	SF	4.00	4.00	100	1991	1991	3	64	1,679	
3	0812	CONCRETE C	0	100	0	0	1,217.00	SF	4.00	4.00	100	1993	1993	3	68	3,310	
4	0810	CONCRETE A	0	100	0	0	105.00	SF	6.50	6.50	100	1993	1993	3	68	464	
5	0811	CONCRETE B	0	100	0	0	272.00	SF	5.20	5.20	100	2014	2014	3	95	1,344	
6	0855	CONC PAVER	0	100	0	0	1,002.00	SF	7.00	7.00	100	2014	2014	3	95	6,663	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2014	2014	3	70	2,016	
8	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	2014	2014	3	95	181	
9	0855	CONC PAVER	0	100	0	0	518.00	SF	7.00	7.00	100	2018	2018	3	98	3,553	

TOTAL OB/XF										21,730							
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
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

NASSAU COUNTY PROPERTY										PAGE 1 of 1							
VALUATION SUMMARY										8							
VALUATION BY										STANDARD							
Tax Group: 8										Tax Dist:							
BUILDING MARKET VALUE										311,944							
TOTAL MARKET OB/XF VALUE										21,730							
TOTAL LAND VALUE - MARKET										180,000							
TOTAL MARKET VALUE										513,674							
SOH/AGL Deduction										318,371							
ASSESSED VALUE										195,303							
TOTAL EXEMPTION VALUE										50,000							
BASE TAXABLE VALUE										145,303							
TOTAL JUST VALUE										513,674							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										427,476							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428350	DRIVEWAY	1,900	02/01/2014
B9501861	ADDITION	20,160	04/01/1995

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0618/0054	1/29/1991	WD	Q	I		101,400	
GRANTOR: SEAWARD HOMES INC							
GRANTEE: HELTON H NEIL & PAM							
0618/0053	1/29/1991	WD	Q	V		20,500	
GRANTOR: MIDLAND GROUP							
GRANTEE: SEAWARD HOMES INC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 BAS=[YR=1995] N16 W27 S2 W4 FST=[YR=1995] N2 W7 S7 E7 N5 \$ S5 W7 S9 E38 \$ W41 S37 FOP=[YR=1993] S8 E33 FGR=[YR=1993] E19 N19 W6 N3 W9 S3 W4 S19 \$ N11 W7 S3 W26 \$ E26 N3 E7 N8 E4 N3 E9 S3 E6 N5 R2 U2 N4 L2 U2 N13 \$.									