

LOT 10
IN OR 756 PG 1061
EGANS BLUFF NORTH PB 5/272

WEST DANIEL G & KATHY B
2758 STERLING COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0010-0000



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		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	1,488	100	1,488	192,282
FGR	467	55	257	33,210
PTO	80	5	4	517
TOTALS		2,035	1,749	226,009

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,749	127.6500	151.58	265,113	1991	1991	0	0	0	14.75	85.25
1 SNGL FAM - 100% - 1997 Heated Area: 1488 HX Base Yr 1997												
BAS 1993												
FGR 1993												
PTO 1993												

NASSAU COUNTY PROPERTY						PAGE 1 of 1		8
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE						226,009		
TOTAL MARKET OB/XF VALUE						6,187		
TOTAL LAND VALUE - MARKET						180,000		
TOTAL MARKET VALUE						412,196		
SOH/AGL Deduction						283,958		
ASSESSED VALUE						128,238		
TOTAL EXEMPTION VALUE			HX HB			50,000		
BASE TAXABLE VALUE						78,238		
TOTAL JUST VALUE						412,196		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						336,788		