LOT 11
IN OR 605 PG 1119
EGANS BLUFF NORTH PB 5/272

CURTIS GREGORY & VALERIE A
2760 STERLING CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0011-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

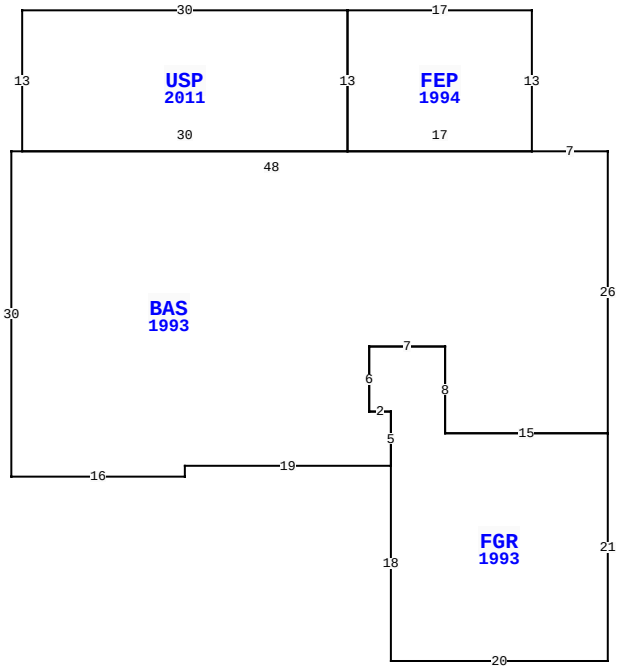
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,499	100	1,499	189,275
FEP	221	80	177	22,349
FGR	472	55	260	32,830
USP	390	30	117	14,773
TOTALS	2,582		2,053	259,227

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,053	125.0970	148.55	304,973	1990	1990	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1991 Heated Area: 1499 HX Base Yr 1991



2760 STERLING CT, 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		259,227
TOTAL MARKET OB/XF VALUE		47,125
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		486,352
SOH/AGL Deduction		306,271
ASSESSED VALUE		180,081
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		125,081
TOTAL JUST VALUE		486,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,962

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1531530	SWIM POOL	0	12/01/2015
B24334	XFOB	7,539	02/01/2011
0585	ADDITION	7,071	10/01/1993
03458	H/AC	1,957	07/11/1990
6805	NEW CONSTR	1,982	07/11/1990
3964	NEW CONSTR	500	06/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0605/1119	8/28/1990	WD	Q	I		88,300
GRANTOR: NORTH POINT CONSTR						
GRANTEE: CURTIS GREG & VAL						
0600/0825	6/26/1990	WD	Q	V		20,600
GRANTOR: MIDLAND GROUP						
GRANTEE: NORTH POINT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 FEP=[YR=1994] N13 W17 USP=[YR=2011] W30 S13 E30 N13$ S13 E17 $ W48 S30 E16 N1 E19 FGR=[YR=1993] S18 E20 N21 W15 N8 W7 S6 E2 S5 $ N5 W2 N6 E7 S8 E15 N26 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	70	2,450	
2	0855	CONC PAVER	0	100	0	0	952.00	SF	7.00	7.00	100	2016	2016	3	97	6,464	
3	0861	POOL GUNIT	0	100	0	0	455.00	SF	85.00	85.00	100	2016	2016	3	84	32,487	
4	0855	CONC PAVER	0	100	0	0	744.00	SF	7.00	7.00	100	2016	2016	3	97	5,052	
5	0855	CONC PAVER	0	100	0	0	99.00	SF	7.00	7.00	100	2016	2016	3	97	672	

LAND DESCRIPTION

TOTAL OB/XF 47,125

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 03/18/2020 BY DJP Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS