LOT 15
EGANS BLUFF NORTH PB 5/272

O'STEEN MEVELYN L L/E/
2729 STERLING LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0015-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

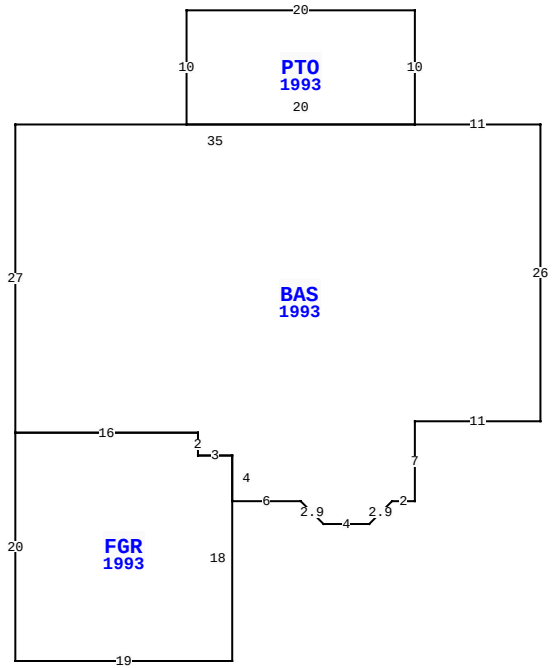
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,345	100	1,345	178,358
FGR	374	55	206	27,317
PTO	200	5	10	1,326
TOTALS	1,919		1,561	207,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,561	131.3760	156.01	243,532	1990	1990	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1996 Heated Area: 1345 HX Base Yr 1996



2729 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		207,002
TOTAL MARKET OB/XF VALUE		5,297
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		392,299
SOH/AGL Deduction		275,176
ASSESSED VALUE		117,123
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		67,123
TOTAL JUST VALUE		392,299
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		318,315

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03335	H/AC	1,900	03/26/1990
3841	NEW CONSTR	1,500	03/06/1990
6328	NEW CONSTR	48,316	03/02/1990
6532	TEMP POLE	1,600	03/02/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2571/1809	6/09/2022	QC	U	I	11	100
GRANTOR: O'STEEN MEVELYN L						
GRANTEE: YOUNG JULIA O						
0728/1411	5/01/1995	WD	Q	I		87,000
GRANTOR: DOBSON CHARLES M & KA						
GRANTEE: O'STEEN MEVELYN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 PTO=[YR=1993] N10 W20 S10 E20$ W35 S27
FGR=[YR=1993] S20 E19 N18 W3 N2 W16$ E16 S2 E3 S4 E6 D2 R2
E4 U2 R2 E2 N7 E11 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	0811	CONCRETE B	0	100	0	0	883.00	SF	5.20	5.20	100	1990	1990	3	62	2,847	

LAND DESCRIPTION

TOTAL OB/XF 5,297

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