

LOT 29
IN OR 1807/615
EGANS BLUFF NORTH PB 5/272

CAMPBELL PATRICIA A
2603 DELOREAN ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
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

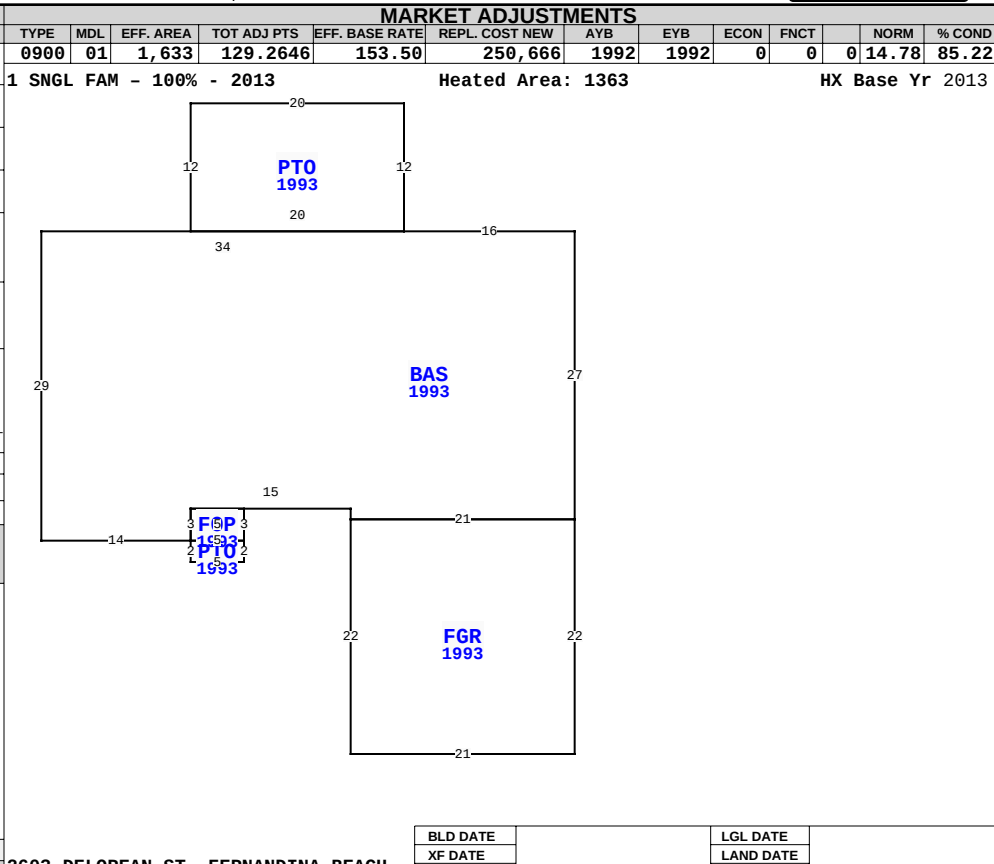
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	178,298
FGR	462	55	254	33,226
FOP	15	30	4	523
PTO	10	5	0	0
PTO	240	5	12	1,570

TOTALS	2,090	1,633	213,618
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	845.00	SF	5.20
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00



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

LAND DESCRIPTION										TOTAL OB/XF										5,490	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA				
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	180,000.00				
REVIEW DATE		01/25/2017		BY	DJX		Total Acres: 0.00			Total Land Value: 180,000				Market: 0		Agricultural: 0					

NASSAU COUNTY PROPERTY										PAGE 1 of 1										8
VALUATION SUMMARY										STANDARD										
VALUATION BY										Tax Group: 8										
BUILDING MARKET VALUE										213,618										
TOTAL MARKET OB/XF VALUE										5,490										
TOTAL LAND VALUE - MARKET										180,000										
TOTAL MARKET VALUE										399,108										
SOH/AGL Deduction										235,001										
ASSESSED VALUE										164,107										
TOTAL EXEMPTION VALUE										50,000										
BASE TAXABLE VALUE										114,107										
TOTAL JUST VALUE										399,108										
NCON VALUE										0										
INCOME VALUE																				
PREVIOUS YEAR MKT VALUE										325,471										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313507	ROOF	7,200	06/01/2013
8067	NEW CONSTR	55,408	05/07/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1807/0615	8/10/2012	WD	U	I	30	138,000	
GRANTOR: CAMPBELL DANIEL F							
GRANTEE: CAMPBELL PATRICIA A							
1265/1039	10/13/2004	QC	U	I	06	173,000	
GRANTOR: CAMPBELL CHRISTOPHER							
GRANTEE: CAMPBELL DANIEL F							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W16 PT0=[YR=1993] N12 W20 S12 E20 \$ W34 S29 E14									
PT0=[YR=1993] S2 E5 N2 FOP=[YR=1993] N3 W5 S3 E5 \$ W5N3 E15									
S1 FGR=[YR=1993] S22 E21 N22 W21 \$ E21 N27 \$.									