

LOT 36
EGANS BLUFF NORTH PB 5/272

CREECH GREGORY D/CREECH ANABEL ZAMBRANO
1813 REATTA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0036-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																				
Exterior Wall	05	AVERAGE 100	0900	01	1,840	121.9000	144.76	266,358	1992	1992	0	0	14.75	85.25	VALUATION SUMMARY																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2022													Heated Area: 1700																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2022																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	14	CARPET 80														Tax Group: 8										Tax Dist:									
Interior Floo	08	SHT VINYL 20														BUILDING MARKET VALUE										227,070									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										4,677									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										180,000									
Bedrooms		3 100														TOTAL MARKET VALUE										411,747									
Bathrooms		2 100														SOH/AGL Deduction										62,601									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										349,146									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										299,146									
Occupancy	00	NONE 100	TOTAL JUST VALUE										411,747																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										338,977																						
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	1,348	100	1,348	166,353																															
FEP	168	80	134	16,537																															
FOP	20	30	6	741																															
SFB	440	80	352	43,440																															
TOTALS			1,976	1,840	227,070																														
EXTRA FEATURES			1813 REATTA 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	0811	CONCRETE B	0	100	0	0	860.00	SF	5.20	5.20	100	1992	1992	3	66	2,952																			
2	1242	WD DECK A	0	100	0	0	372.00	SF	10.00	10.00	100	2000	2000	3	20	744																			
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480																			
4	0476	VF 6 SBPL	0	100	0	0	27.00	LF	32.00	32.00	100	2001	2001	3	58	501																			
TOTAL OB/XF 4,677																																			
LAND DESCRIPTION																																			
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																		
REVIEW DATE 01/25/2017 BY DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS																																			