LOT 37
IN OR 2045/1640
EGANS BLUFF NORTH PB 5/272

MICHENER DONALD B & CHARLOTTA
1821 REATTA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

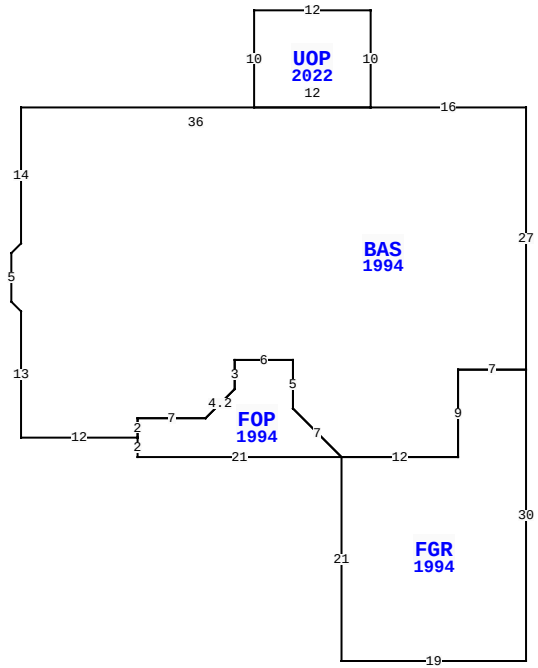
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	214,292
FGR	462	55	254	32,515
FOP	117	30	35	4,481
UOP	120	20	24	3,072
TOTALS	2,373		1,987	254,361

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,987	124.9843	148.42	294,911	1994	1994	0	0	0	13.75	86.25

1 SNGL FAM – 0% - 0 Heated Area: 1674 HX Base Yr



1821 REATTA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	254,361
TOTAL MARKET OB/XF VALUE	3,152
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	437,513
SOH/AGL Deduction	125,110
ASSESSED VALUE	312,403
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	312,403
TOTAL JUST VALUE	437,513
NCON VALUE	3,380
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	361,703

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401124	NEW CONSTR	73,822	05/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2045/1640	5/09/2016	WD	Q	I	01	218,900
GRANTOR: HAND EUGENE J & HELEN						
GRANTEE: MICHENER DONALD B &						
0715/1497	10/10/1994	WD	Q	I		104,300
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HAND EUGENE J & HEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 UOP=[YR=2022] N10 W12 S10 E12 $ W36 S14 L1 D1 S5 R1 D1 S13 E12 FOP=[YR=1994] S2 E21 FGR=[YR=1994] S21 E19 N30 W7 S9 W12$ U5 L5 N5 W6 S3 L3 D3 W7 S2 $ N2 E7 U3 R3 N3 E6 S5 R5 D5 E12 N9 E7 N27 $.

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	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	100	1994	1994	3	70	2,679	
2	0810	CONCRETE A	0	0	26	4	104.00	SF	6.50	6.50	100	1994	1994	3	70	473	

LAND DESCRIPTION

TOTAL OB/XF 3,152

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	0	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/02/2023 BY SYS