

LOT 40
IN OR 2123/1175
EGANS BLUFF NORTH PB 5/272

HANSEN CAMERON L & STARLA L
1916 REATTA LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0040-0000



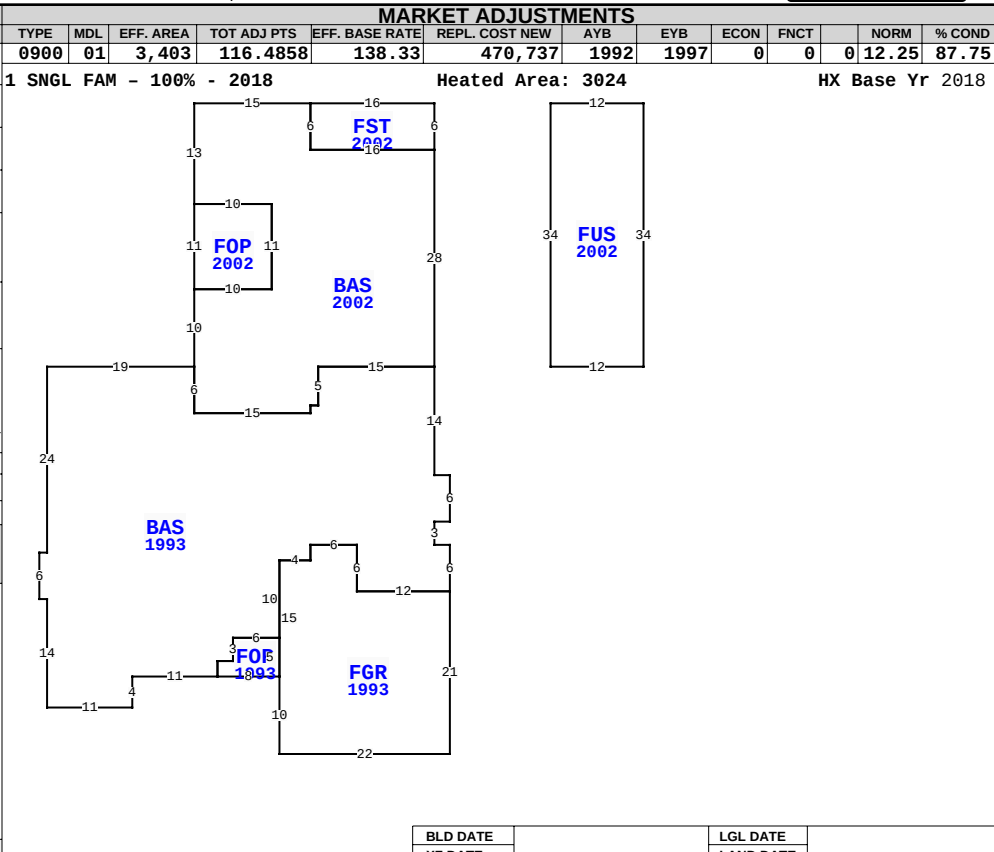
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05
Roof Structure	03
Roof Cover	03
Interior Wall	05
Interior Floor	11
Interior Floor	14
Air Condition	03
Heating Type	04
Bedrooms	3
Bathrooms	2
Frame	02
Stories	1
Units	0
Occupancy	00

Quality	06
DOR CODE	0100
MAP NUM	
NEIGHBORHOOD/LOC	2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1,673	203,076
BAS	943	100	943	114,465
FGR	514	55	283	34,351
FOP	34	30	10	1,214
FOP	110	30	33	4,006
FST	96	55	53	6,433
FUS	408	100	408	49,525
TOTALS	3,778		3,403	413,072

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	824.00	SF	5.20	5.20	100	1992	1992	3	66	2,828	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2002	2002	3	21	756	
3	0811	CONCRETE B	0	100	0	0	857.00	SF	5.20	5.20	100	2004	2004	3	86	3,833	
4	0861	POOL GUNIT	0	100	0	0	358.00	SF	85.00	85.00	100	2004	2004	3	40	12,172	
5	0845	KOOL DECK	0	100	0	0	563.00	SF	7.25	7.25	100	2004	2004	3	86	3,510	
6	0471	VINYL FNC	0	100	0	0	97.00	LF	32.00	32.00	100	2004	2004	3	66	2,049	
7	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	100	2004	2004	3	86	771	
8	0811	CONCRETE B	0	100	0	0	526.00	SF	5.20	5.20	100	2004	2004	3	86	2,352	
9	0810	CONCRETE A	0	100	0	0	321.00	SF	6.50	6.50	100	2004	2004	3	86	1,794	

LAND DESCRIPTION		TOTAL OB/XF	
L N	USE CODE	CLAS	DESCRIPTION
1	000100	C	SFR



1916 REATTA LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			413,072
TOTAL MARKET OB/XF VALUE			30,065
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			623,137
SOH/AGL Deduction			240,757
ASSESSED VALUE			382,380
TOTAL EXEMPTION VALUE	HX HB VX		55,000
BASE TAXABLE VALUE			327,380
TOTAL JUST VALUE			623,137
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			532,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311236	SWIM POOL	23,570	06/01/2003
E0210293	REMODEL	500	10/01/2002
7990	NEW CONSTR	62,894	04/09/1992

SALES DATA	
OFF RECORD Number	DATE
2123/1175	5/31/2017
GRANTOR: PEZET DANIEL L & ELIZ	
GRANTEE: HANSEN CAMERON L &	
1880/1551	9/20/2013
GRANTOR: WHITE KAY H & FRANK	
GRANTEE: PEZET DANIEL L & EL	

BUILDING NOTES	
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BUILDING DIMENSIONS	
FST=[YR=2002]	W16 BAS=[YR=2002]
E10 N11 W10 \$ E10 S11 W10 S10 BAS=[YR=1993]	W19 S24 W1 S6 E1
S14 E11 N4 E11 FOP=[YR=1993]	E8 FGR=[YR=1993]
W12 N6 W6S2 W4 S15 \$ N5 W6 S3 W2 S2 \$ N2 E2 N3 E6 N10 E4 N2	E6 S6 E12 N6 W2 N3 E2 N6 W2 N14 W15 S5 W1 S1 W15 N6 \$ S6 E15
N1 E1N5 E15N28 W16 N6 \$ S6 E16 N6 \$ PTR= E15 FUS=[YR=2002]	E12 S34 W12 N34 \$ W15 \$.