

LOT 51
EGANS BLUFF NORTH PB 5/272

SMITH JEFFREY BLAINE & COLEEN
2650 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0051-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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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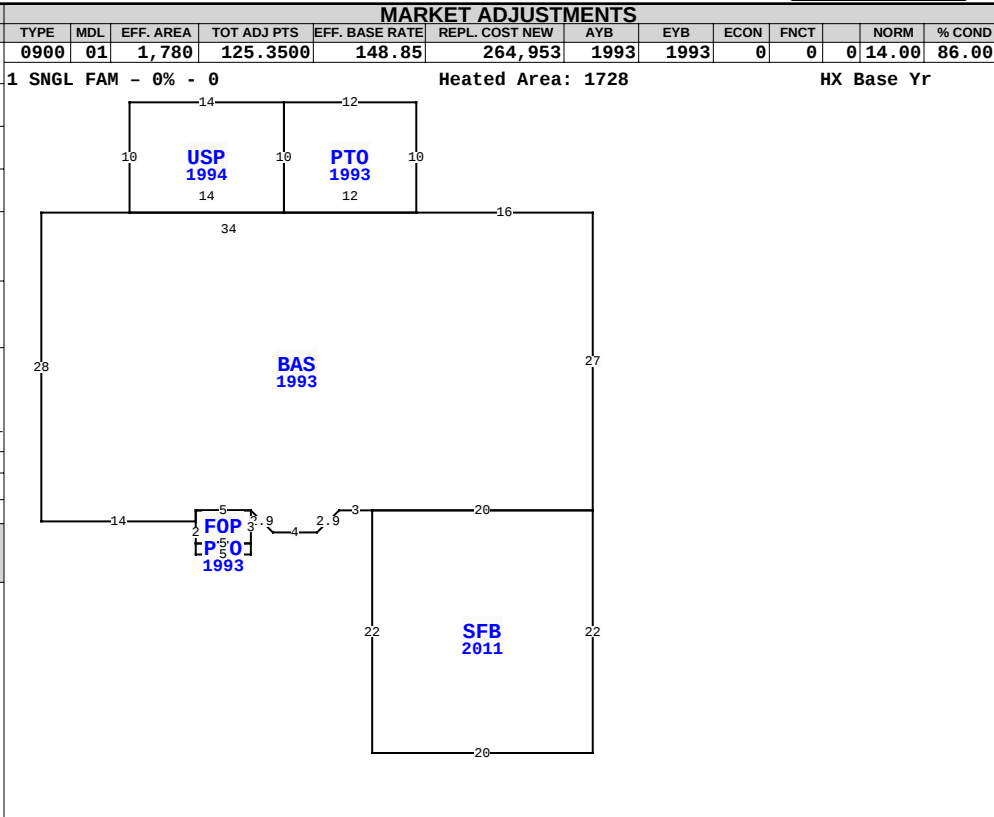
NEIGHBORHOOD/LOC	2025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1,376	176,143
FOP	15	30	4	512
PTO	5	5	0	0
PTO	120	5	6	768
SFB	440	80	352	45,060
USP	140	30	42	5,377

TOTALS	2,096		1,780	227,860
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	RS-2	0.00	0.00	1.00	LT	



2650 DELOREAN ST, FERNANDINA BEACH

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

TOTAL OB/XF												5,700
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA
03	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	1
Total Acres: 0.00		Total Land Value: 180,000				Market: 0				Agricultural: 0		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	227,860		
TOTAL MARKET OB/XF VALUE	5,700		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	413,560		
SOH/AGL Deduction	123,109		
ASSESSED VALUE	290,451		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	290,451		
TOTAL JUST VALUE	413,560		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	339,035		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01026	ADDITION	2,495	05/01/1994
00254	NEW CONSTR	60,683	05/01/1993

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2401/0771	10/16/2020	WD Q	Q	I	01
GRANTOR: ALVAREZ JOHN B & DARC					
GRANTEE: SMITH JEFFREY BLAIN					
0785/1462	2/25/1997	WD Q	Q	I	
GRANTOR: LABONTE BARBARA ANNE					
GRANTEE: ALVAREZ JOHN B & DA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W16 PTO=[YR=1993] N10 W12 USP=[YR=1994] W14 S10 E14 N10 \$ S10 E12 \$ W34 S28 E14 FOP=[YR=1993] S2 PTO=[YR=1993] S1 E5 N1 W5 \$ E5 N3 W5 S1 \$ N1 E5 D2 R2 E4 U2 R2 E3 SFB=[YR=2011] S22 E20 N22 W20 \$ E20 N27 \$.											