LOT 53
EGANS BLUFF NORTH PB 5/272

LEARY BRIAN & LESLIE
2666 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0053-0000

BUILDING CHARACTERISTICS

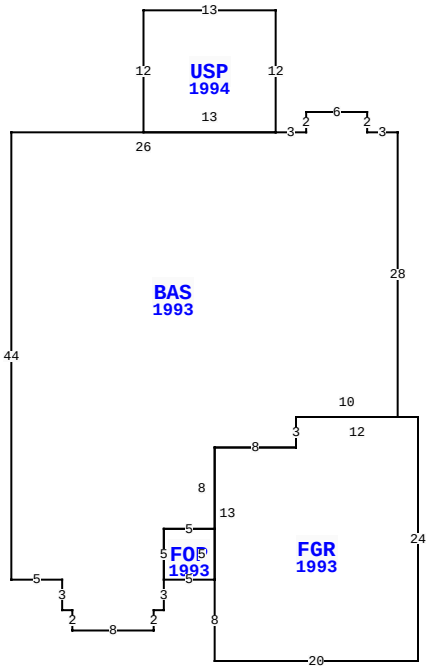
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,441	100	1,441	181,184
FGR	456	55	251	31,560
FOP	25	30	8	1,006
USP	156	30	47	5,910
TOTALS	2,078		1,747	219,659

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,747	124.2000	147.49	257,665	1992	1992	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2020 Heated Area: 1441 HX Base Yr 2020



2666 DELOREAN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		219,659
TOTAL MARKET OB/XF VALUE		5,384
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		405,043
SOH/AGL Deduction		166,221
ASSESSED VALUE		238,822
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		188,822
TOTAL JUST VALUE		405,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,919

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2276/1350	5/15/2019	WD	Q	I	01	325,000
GRANTOR: ROWE ELI D & AMELIA B						
GRANTEE: LEARY BRIAN & LESLI						
1402/0180	4/06/2006	WD	Q	I		259,900
GRANTOR: DOOLEY PATRICIA A						
GRANTEE: ROWE ELI D & AMELIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W3 N2 W6 S2 W3 USP=[YR=1994] N12 W13 S12 E13 $ W26 S44 E5 S3 E1 S2 E8 N2 E1 N3 FOP=[YR=1993] E5 FGR=[YR=1993] S8 E20 N24 W12 S3 W8 S13 $ N5 W5 S5 $ N5 E5 N8 E8 N3 E10 N28 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	74	2,590	
2	0811	CONCRETE B	0	100	0	0	814.00	SF	5.20	5.20	100	1992	1992	3	66	2,794	

LAND DESCRIPTION

TOTAL OB/XF 5,384

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