LOT 59
EGANS BLUFF NORTH PB 5/272

HAYDEN RONALD A JR & HEATHER T
1805 STERLING LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

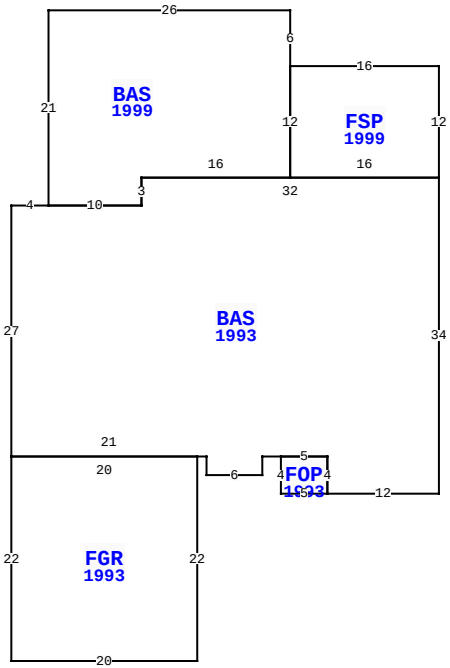
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,398	100	1,398	168,453
BAS	498	100	498	60,007
FGR	440	55	242	29,160
FOP	20	30	6	723
FSP	192	40	77	9,278
TOTALS	2,548		2,221	267,621

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,221	118.3350	140.52	312,095	1993	1993	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2021 Heated Area: 1896 HX Base Yr 2021



1805 STERLING LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		267,621
TOTAL MARKET OB/XF VALUE		10,175
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		457,796
SOH/AGL Deduction		172,731
ASSESSED VALUE		285,065
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		235,065
TOTAL JUST VALUE		457,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		379,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805133	ADDITION	20,400	07/01/1998
6440	NEW CONSTR	60,408	10/15/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2399/0575	10/09/2020	WD	Q	I	01	377,500
GRANTOR: ADKINS DOUGLAS T & PA						
GRANTEE: HAYDEN RONALD A JR						
0954/0776	10/18/2000	WD	U	I	01	59,600
GRANTOR: ADKINS DOUGLAS T & SA						
GRANTEE: ADKINS DOUGLAS T &						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	908.00	SF	6.50	6.50	100	1993	1993	3	68	4,013	
2	0810	CONCRETE A	0	100	0	0	286.00	SF	6.50	6.50	100	1993	1993	3	68	1,264	
3	0940	SHEDS/PORT	0	100	10	21	210.00	SF	30.00	30.00	100	1994	1994	3	20	1,260	
4	0810	CONCRETE A	0	100	0	0	136.00	SF	6.50	6.50	100	1999	1999	3	79	698	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	

BUILDING DIMENSIONS

FSP=[YR=1999] W16 BAS=[YR=1999] N6 W26 S21 BAS=[YR=1993] W4 S27 FGR=[YR=1993] S22 E20 N22 W20 $ E21 S2 E6 N2 E2 FOP=[YR=1993] S4 E5 N4 W5 $ E5 S4 E12 N34 W32 S3 W10 $ E10 N3 E16 N12 $ S12 E16 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 10,175

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