LOT 60
IN OR 2121/970
EGANS BLUFF NORTH PB 5/272

DIONNE RUSSELL R & JOANNE M
1813 STERLING LN
FERNANDINA BEACH, FL 32034

2023

00-00-30-021N-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

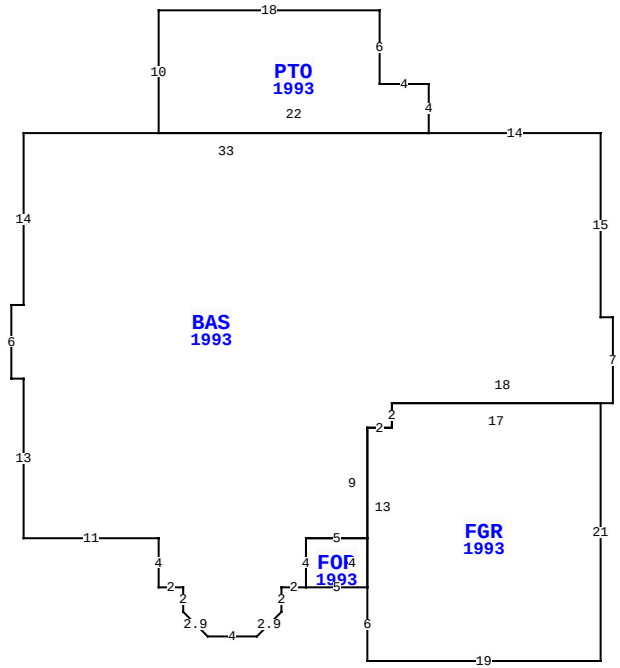
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,435	100	1,435	183,689
FGR	395	55	217	27,778
FOP	20	30	6	768
PTO	196	5	10	1,280
TOTALS	2,046		1,668	213,515

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,668	127.1900	151.04	251,935	1990	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2018 Heated Area: 1435 HX Base Yr 2018



1813 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		213,515
TOTAL MARKET OB/XF VALUE		2,537
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		396,052
SOH/AGL Deduction		162,404
ASSESSED VALUE		233,648
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		183,648
TOTAL JUST VALUE		396,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		324,132

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03596	H/AC	1,900	11/13/1990
7044	NEW CONSTR	1,600	10/30/1990
4105	NEW CONSTR	1,500	10/26/1990
6812	NEW CONSTR	50,431	10/25/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2121/0970	5/18/2017	WD	Q	I	02	270,000
GRANTOR: SEABROOKE GREGORY L &						
GRANTEE: DIONNE RUSSELL R &						
0725/1373	3/15/1995	WD	Q	I		85,000
GRANTOR: DIXON NANCY ANN						
GRANTEE: SEABROOKE GREGORY L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N4 W4 N6 W18 S10 E22 $ W33 S14 W1 S6 E1 S13 E11 S4 E2 S2 R2 D2 E4 R2 U2 N2 E2 FOP=[YR=1993] E5 FGR=[YR=1993] S6 E19 N21 W17 S2 W2 S13 $ N4 W5 S4 $ N4 E5 N9 E2 N2 E18 N7 W1 N15 $.

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	100	0	0	787.00	SF	5.20	5.20	100	1990	1990	3	62	2,537	

LAND DESCRIPTION

TOTAL OB/XF 2,537

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