LOT 47
IN OR 2044/1236
ISLAND GROVE PHASE 2 PB 5/49

BARRETO PATRICIA M &/CARRERAS RAUL SPINDOLA
2117 JEKYLL CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

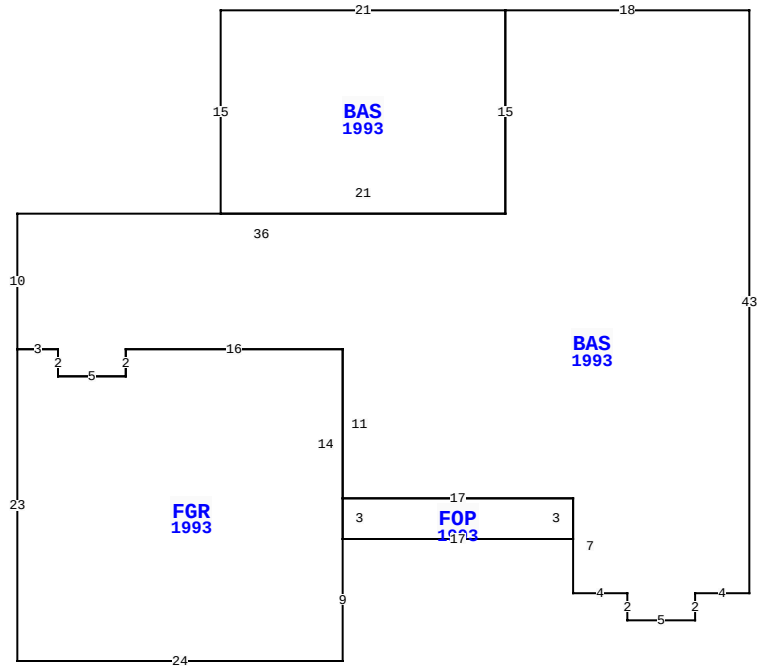
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	315	100	315	40,576
BAS	1,251	100	1,251	161,143
FGR	542	55	298	38,386
FOP	51	30	15	1,932
TOTALS	2,159		1,879	242,035

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,879	133.0987	158.05	296,976	1985	1985	0	0	0	18.50	81.50

1 SNGL FAM – 100% - 2018 Heated Area: 1566 HX Base Yr 2018



2117 JEKYLL CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		242,035
TOTAL MARKET OB/XF VALUE		5,535
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		357,570
SOH/AGL Deduction		151,569
ASSESSED VALUE		206,001
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		156,001
TOTAL JUST VALUE		357,570
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2044/1236	5/06/2016	WD	Q	I	01	235,000
GRANTOR: BANKHEAD VICTORIA K						
GRANTEE: BARRETO PATRICIA M						
0842/0850	7/24/1998	WD	U	I	06	100
GRANTOR: DUQUETTE TIMOTHY J						
GRANTEE: BANKHEAD VICTORIA K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=1993] W21 S15 E21 N15 $ S15 W36 S10 FGR=[YR=1993] S23 E24 N9 FOP=[YR=1993] E17 N3 W17 S3 $ N14W16 S2 W5 N2 W3 $ E3 S2 E5 N2 E16 S11 E17 S7 E4 S2 E5 N2 E4 N43 $.

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	3	32	96.00	SF	6.50	6.50	100	1985	1985	3	49.5	309	
2	0810	CONCRETE A	0	100	0	0	867.00	SF	6.50	6.50	100	1985	1985	3	49.5	2,790	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
5	1242	WD DECK A	0	100	8	21	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 5,535

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		RS-2	90.00	121.00	1.00	LT		1.00	1.00	1.00	110,000.00	110,000.00	110,000							

REVIEW DATE 01/18/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS