

LOT 50
IN OR 1881/1813
ISLAND GROVE PHASE 2 PB 5/49

THEM THAT TRUST/DAVIS DANNIE DUANE TRUSTEE
PO BOX 15595
FERNANDINA BEACH, FL 32035

2023

00-00-30-0310-0050-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 70
Exterior Wall	12 CEDAR 30
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
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
------------------	---------

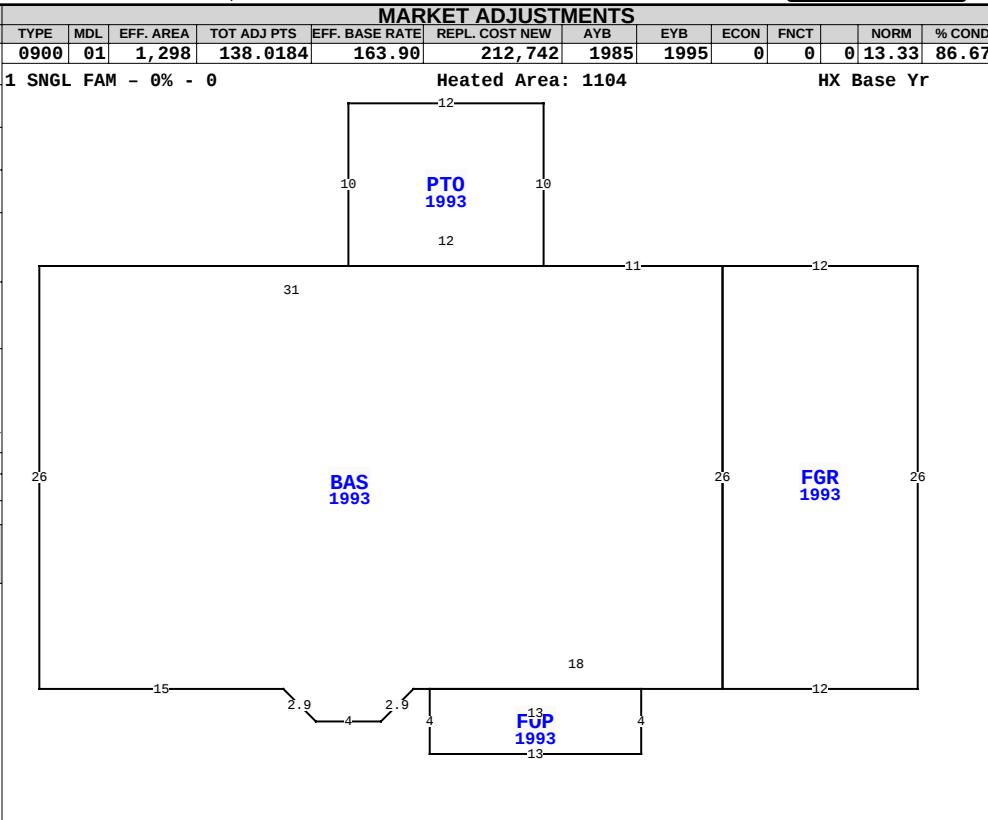
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	156,826
FGR	312	55	172	24,433
FOP	52	30	16	2,272
PTO	120	5	6	852

TOTALS	1,588	1,298	184,383
--------	-------	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	56	9		5.85	5.85
2	0810	CONCRETE A	0	0	0	0		6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		RS-2	90.00	121.00	1.00

REVIEW DATE	01/18/2018	BY	DJX
-------------	------------	----	-----



2120 SAPELO CT, FERNANDINA BEACH

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

TOTAL OB/XF									
1,819									

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0
-------------------	---------------------------	-----------	-----------------

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	184,383		
TOTAL MARKET OB/XF VALUE	1,819		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	296,202		
SOH/AGL Deduction	50,818		
ASSESSED VALUE	245,384		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	245,384		
TOTAL JUST VALUE	296,202		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	307,896		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1881/1813	9/27/2013	QC	U	I	11	100	
GRANTOR: BEDNAR NICOLE							
GRANTEE: DAVIS DANNIE DUANE							
1881/0366	9/19/2013	WD	U	I	38	71,800	
GRANTOR: JAMES TONI							
GRANTEE: BEDNAR NICOLE							

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W12 BAS=[YR=1993] W11 PTO=[YR=1993] N10 W12 S10 E12\$ W31 S26 E15 D2 R2 E4 R2 U2 E1 FOP=[YR=1993] S4E13 N4 W13\$ E18 N26\$ S26 E12 N26\$.									