LOT 52
IN OR 688 PG 115
ISLAND GROVE PHASE 2 PB 5/49

BURK WILLIAM C & NATIVIDAD T
2144 SAPELO COURT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

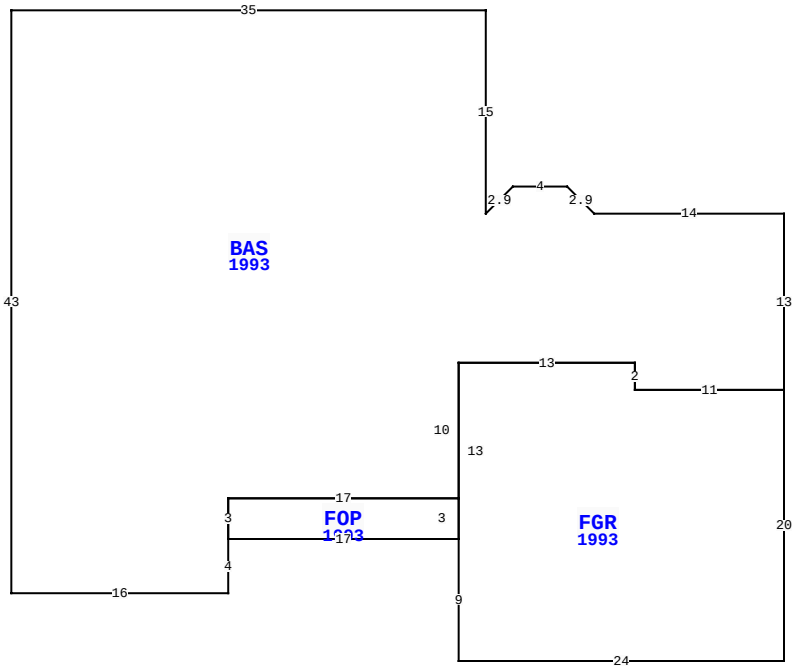
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,628	100	1,628	207,155
FGR	506	55	278	35,374
FOP	51	30	15	1,909
TOTALS	2,185		1,921	244,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,921	123.5192	146.68	281,772	1985	1995	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 1994 Heated Area: 1628 HX Base Yr 1994



2144 SAPELO CT, 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		244,437
TOTAL MARKET OB/XF VALUE		5,961
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		360,398
SOH/AGL Deduction		314,213
ASSESSED VALUE		46,185
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		21,185
TOTAL JUST VALUE		360,398
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,811

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007700	FOUNDATION	13,000	12/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0688/0115	9/09/1993	WD	Q	I		82,000
GRANTOR: SWEAT SIMON JR & J K						
GRANTEE: BURK WM & NATIVIDAD						
0461/0402	7/01/1985	WD	Q	I		66,800
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 U2 L2 W4 D2 L2 N15 W35S43E16N4
FOP=[YR=1993] E17 FGR=[YR=1993] S9 E24 N20 W11 N2 W13 S13$ N3 W17 S3$ N3 E17 N10 E13 S2 E11 N13$.

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	74	20	1,480.00	SF	5.85	5.85	100	1985	1985	3	49.5	4,286	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1985	1985	3	49.5	241	
3	1244	WD DECK EX	0	100	19	17	323.00	SF	7.40	7.40	100	2009	2009	3	60	1,434	

LAND DESCRIPTION

TOTAL OB/XF 5,961

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	0.00	0.00	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