LOT 66
ISLAND GROVE PHASE 2 PB 5/49

ALBAUGH FAMILY TRUST
2124 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

2023

00-00-30-0310-0066-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

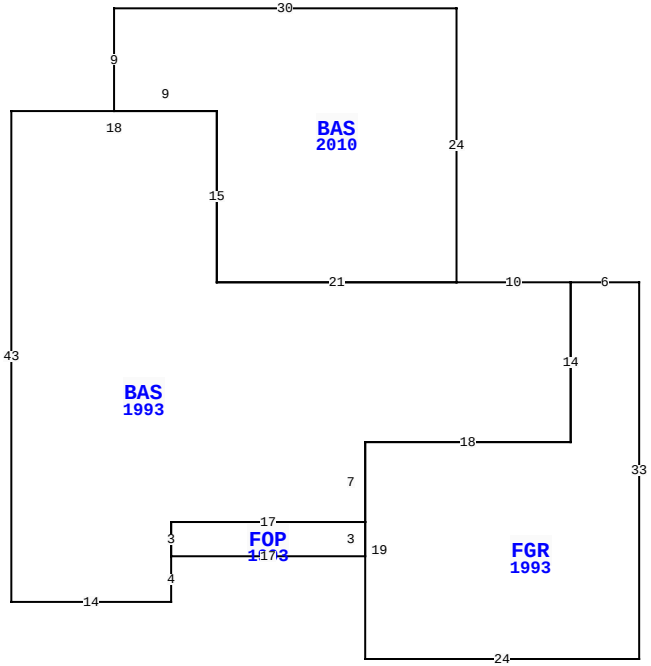
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2.5 100
Frame	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	1,271	100	1,271	181,400
BAS	585	100	585	83,492
FGR	540	55	297	42,388
FOP	51	30	15	2,141
TOTALS	2,447		2,168	309,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,168	131.8590	156.58	339,465	1985	2004	0	0	0	8.85	91.15

1 SNGL FAM – 100% - 2022 Heated Area: 1856 HX Base Yr 2022



2124 SEA ISLAND 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		309,422
TOTAL MARKET OB/XF VALUE		18,393
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		437,815
SOH/AGL Deduction		108,091
ASSESSED VALUE		329,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,724
TOTAL JUST VALUE		437,815
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,340

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22007265	ADDITION	0	05/10/2022
20214740	REPAIR/RRF	0	05/01/2021
B23516	ADDITION	55,244	04/01/2010
B0923002	REMODEL	3,250	11/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2527/1107	1/04/2022	WD	U	I	11	100
GRANTOR: ALBAUGH AUDREY W						
GRANTEE: ALBAUGH FAMILY TRUS						
2477/1876	7/01/2021	WD	Q	I	01	450,000
GRANTOR: JONES CLAXTON LIVING						
GRANTEE: ALBAUGH AUDREY W						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W10 BAS=[YR=2010]
N24W30S9E9S15E21$ W21 N15W18S43 E14 N4 FOP=[YR=1993] E17
N3W17S3$ N3E17N7 E18N14$ S14 W18S19E24 N33$.

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	785.00	SF	6.50	6.50	100	1995	1995	3	72	3,674	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1985	1985	3	49.5	270	
4	0858	SCULP CONC	0	100	0	0	530.00	SF	26.00	26.00	100	2010	2010	3	98	13,504	
5	0940	SHEDS/PORT	0	100	9	7	63.00	SF	30.00	30.00	100	2010	2010	3	50	945	

LAND DESCRIPTION

TOTAL OB/XF 18,393

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	0006	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 11/01/2021 BY RKX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS