

**WILLIAMS JAMES T II & SHELBY B**  
2622 COUNTESS OF EGMONT ST  
FERNANDINA BEACH, FL 32034

# 2023

**00-00-30-031B-0018-0000**

BUILDING CHARACTERISTICS

CONSTRUCTION

ELEMENT CD

AVERAGE 80  
CEDAR 20  
GABLE/HIP 100  
COMP SHNGL 100  
DRYWALL 100  
CARPET 80  
SHT VINYL 20  
CENTRAL 100  
AIR DUCTED 100  
3 100  
2 100  
WOOD FRAME 100  
1. 100  
0 100  
DIST 1A 100  
NONE 100  
Quality Level 06  
SINGLE FAMILY  
MKT AREA 02  
NEIGHBORHOOD/LOC 2009.00

AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE

BAS 1,126 100 1,126 148,882

FEP 180 80 144 19,040

FGR 464 55 255 33,716

FOP 76 30 23 3,041

TOTALS 1,846 1,548 204,679

EXTRA FEATURES

L N 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 0 16 10 160.00 SF 6.50 6.50 100 1986 1986 3 52 541

2 0811 CONCRETE B 0 0 25 3 75.00 SF 5.20 5.20 100 1986 1986 3 52 203

3 0811 CONCRETE B 0 0 12 10 120.00 SF 5.20 5.20 100 1986 1986 3 52 324

4 0810 CONCRETE A 0 0 0 0 343.00 SF 6.50 6.50 100 1995 1995 3 72 1,605

5 0469 VF LATTIC 0 0 0 0 180.00 SF 5.50 5.50 100 2008 2008 3 76 752

6 0475 VF 4 SBPL 0 0 0 0 180.00 LF 14.00 14.00 100 2008 2008 3 76 1,915

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 0 RS-2 0.00 0.00 1.00 UT 1.00 1.00 1.00 110,000.00 110,000.00 110,000

MARKET ADJUSTMENTS

TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND

0900 01 1,548 131.6106 156.29 241,937 1986 1990 0 0 15.40 84.60

Heated Area: 1126 HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION BY STANDARD

Tax Group: 8 Tax Dist:

BUILDING MARKET VALUE 204,679

TOTAL MARKET OB/XF VALUE 5,340

TOTAL LAND VALUE - MARKET 110,000

TOTAL MARKET VALUE 320,019

SOH/AGL Deduction 55,148

ASSESSED VALUE 264,871

TOTAL EXEMPTION VALUE 0

BASE TAXABLE VALUE 264,871

TOTAL JUST VALUE 320,019

NCON VALUE 0

INCOME VALUE

PREVIOUS YEAR MKT VALUE 333,447

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

1886/1680 10/24/2013 WD Q I 02 183,000

GRANTOR: VAN DONSEL KAREN L

GRANTEE: WILLIAMS JAMES T II

1710/1394 11/18/2010 QC U I 11 100

GRANTOR: VAN DONSEL KAREN L

GRANTEE: VAN DONSEL JONETHAN

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 FEP=[YR=2008] N12 W15 S12 BAS=[YR=1993] W29 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 W15\$ E15\$S29 E16 N29 \$ .

REVIEW DATE 01/19/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS