

LOT 27
ISLAND BLUFF SUB PB 5/92

BRANDON MARGARET ANN L/E/
2140 EGRET LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
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	

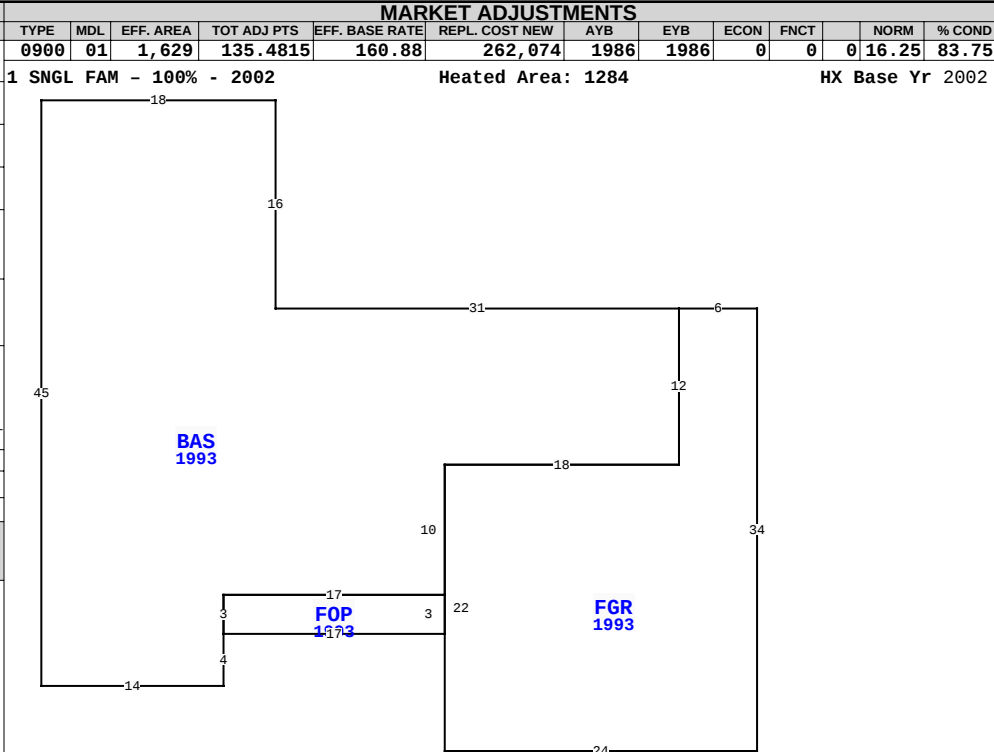
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,284	100	1,284	173,002
FGR	600	55	330	44,463
FOP	51	30	15	2,021

TOTALS	1,935		1,629	219,487
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	23	3	69.00	SF	6.50	6.50	100	1986
2	0810	CONCRETE A	0 100	54	16	864.00	SF	6.50	6.50	100	1986
3	0810	CONCRETE A	0 100	16	12	192.00	SF	6.50	6.50	100	1986

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RS-2	0.00	0.00	1.00	UT	

REVIEW DATE	01/22/2018	BY	DJX
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2140 EGRET LN, FERNANDINA BEACH

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

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
6.50	100	1986	1986	3	52	233	
6.50	100	1986	1986	3	52	2,920	
6.50	100	1986	1986	3	52	649	

TOTAL OB/XF											
3,802											

Total Acres: 0.00	Total Land Value: 110,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			8
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	219,487		
TOTAL MARKET OB/XF VALUE	3,802		
TOTAL LAND VALUE - MARKET	110,000		
TOTAL MARKET VALUE	333,289		
SOH/AGL Deduction	201,444		
ASSESSED VALUE	131,845		
TOTAL EXEMPTION VALUE	HX HB SX 100,000		
BASE TAXABLE VALUE	31,845		
TOTAL JUST VALUE	333,289		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	345,949		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2542/0259	2/22/2022	LE	U	I	14	100	
GRANTOR: BRANDON MARGARET ANN							
GRANTEE: BRANDON MARGARET AN							
1016/0385	10/26/2001	WD	Q	I		113,000	
GRANTOR: SALVATIERRA JUAN C &							
GRANTEE: BRANDON MARGARET AN							

BUILDING NOTES							

BUILDING DIMENSIONS							
FGR=[YR=1993] W6 BAS=[YR=1993] W31 N16 W18 S45 E14 N4							
FOP=[YR=1993] E17 N3 W17 S3 \$ N3 E17 N10 E18 N12 \$ S12 W18 S22 E24 N34 \$.							

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