

LOT 29
OR 613/605 & OR 693/1028
ISLAND BLUFF SUB PB 5/92

BERGERON ANTHONY J & KIM
2134 EGRET LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0029-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	05	AVERAGE 90								0900	01	1,706	124.8900	148.31	253,017	1986	1986	0	0	0	16.43	83.57	VALUATION BY									
Exterior Wall	12	CEDAR 10								1 SNGL FAM - 100% - 2021														Heated Area: 1412								
Roof Structure	03	GABLE/HIP 100																						HX Base Yr 2021								
Roof Cover	03	COMP SHNGL 100																														
Interior Wall	05	DRYWALL 100																														
Interior Floor	14	CARPET 80																														
Interior Floor	08	SHT VINYL 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	1,412	100	1,412	175,007																												
FGR	440	55	242	29,994																												
UOP	36	20	7	867																												
UOP	224	20	45	5,577																												
TOTALS	2,112		1,706	211,446																												
EXTRA FEATURES					2134 EGRET LN, FERNANDINA BEACH																											
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	100	35	3	105.00	SF	6.50	6.50	100	1986	1986	3	52	355																
2	0810	CONCRETE A	0	100	65	16	1,040.00	SF	6.50	6.50	100	1986	1986	3	52	3,515																
3	0962	SKYLIGHT	0	100	0	0	2.00	UT	125.00	125.00	100	1986	1986	3	52	130																
LAND DESCRIPTION																		TOTAL OB/XF 4,000														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	UT		1.00	1.00	1.00	110,000.00	110,000.00	110,000															
REVIEW DATE 01/22/2018 BY DJX Total Acres: 0.00 Total Land Value: 110,000 Market: 0 Agricultural: 0 Common: 110,000 PRINTED 08/02/2023 BY SYS																																