LOT 46
ISLAND BLUFF SUB PB 5/92

STANG DOUGLAS M & SHARON S
2108 EGRET LANE
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

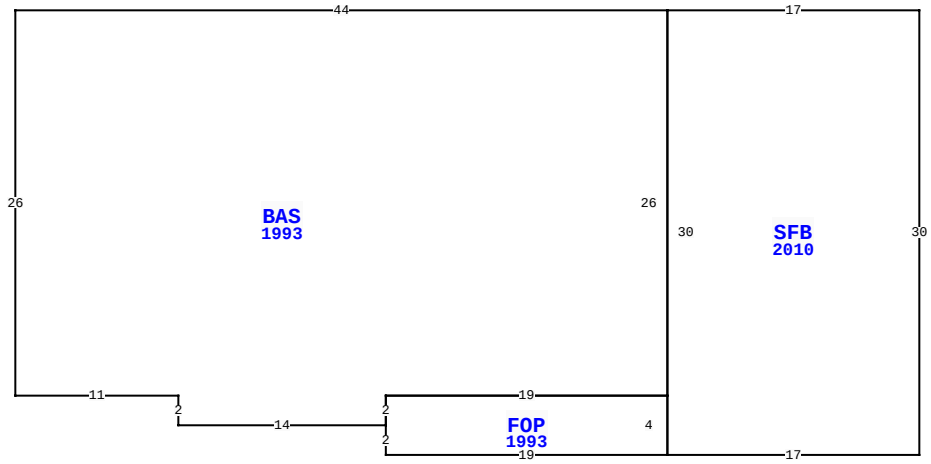
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,172	100	1,172	171,027
FOP	76	30	23	3,356
SFB	510	80	408	59,539
TOTALS	1,758		1,603	233,920

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,603	126.6840	150.44	241,155	1986	2015	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2022 Heated Area: 1580 HX Base Yr 2022



2108 EGRET LN, 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		233,920
TOTAL MARKET OB/XF VALUE		1,845
TOTAL LAND VALUE - MARKET		110,000
TOTAL MARKET VALUE		345,765
SOH/AGL Deduction		0
ASSESSED VALUE		345,765
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		295,765
TOTAL JUST VALUE		345,765
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		360,659

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2380/1183	7/31/2020	WD	Q	I	01	355,000
GRANTOR: RUSS ORAN & WHITNEY						
GRANTEE: STANG DOUGLAS M & S						
2148/1962	9/28/2017	WD	Q	I	01	264,000
GRANTOR: HARRIS ROBERT P & BRI						
GRANTEE: RUSS ORAN & WHITNEY						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2010] W17 BAS=[YR=1993] W44 S26 E11 S2 E14
FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N26 $ S30 E17 N30 $.

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	26	10	260.00	SF	3.25	3.25	100	1986	1986	3	52	439	
2	0811	CONCRETE B	0	100	24	3	72.00	SF	5.20	5.20	100	1986	1986	3	52	195	
3	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	52	324	
4	0810	CONCRETE A	0	100	0	0	220.00	SF	6.50	6.50	100	1990	1990	3	62	887	

LAND DESCRIPTION

TOTAL OB/XF 1,845

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	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