

LOT 60
IN OR 1469/1788
ISLAND BLUFF SUB PB 5/92

BINGHAM AUBREY L/BINGHAM DENNIS E
2121 EGRET STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-031B-0060-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

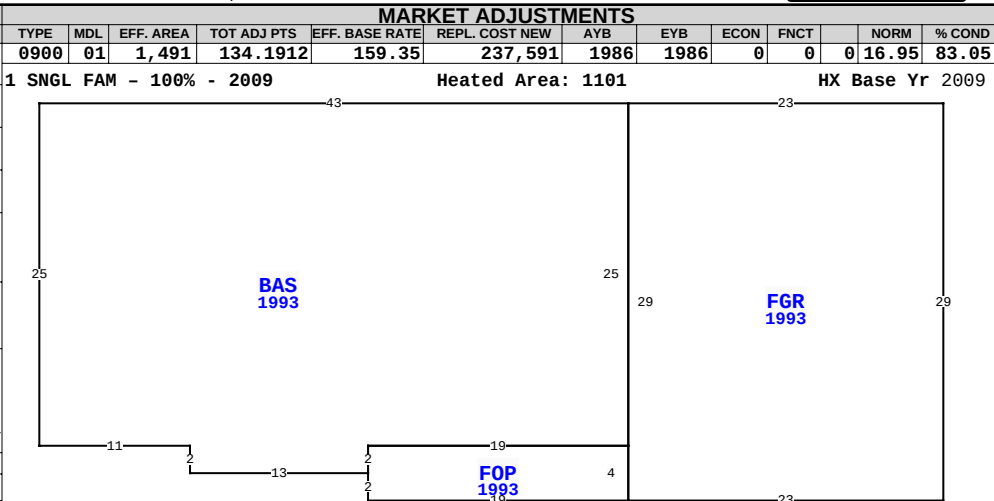
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100	1,101	145,706
FGR	667	55	367	48,568
FOP	76	30	23	3,044

TOTALS	1,844		1,491	197,319
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	74.00	SF	6.50	6.50	
2	0810	CONCRETE A	0	100	16	84	1,277.00	SF	6.50	6.50	
3	1243	WD DECK F	0	100	0	0	614.00	SF	3.20	3.20	
4	1243	WD DECK F	0	100	8	16	128.00	SF	3.20	3.20	
5	0810	CONCRETE A	0	100	0	0	242.00	SF	6.50	6.50	
6	0820	WOOD WALK	0	100	0	0	380.00	SF	11.75	11.75	

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



2121 EGRET LN, FERNANDINA BEACH

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

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

TOTAL OB/XF 7,928

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
STANDARD									
VALUATION BY									
Tax Group: 8									
Tax Dist:									
BUILDING MARKET VALUE									
197,319									
TOTAL MARKET OB/XF VALUE									
7,928									
TOTAL LAND VALUE - MARKET									
110,000									
TOTAL MARKET VALUE									
315,247									
SOH/AGL Deduction									
176,015									
ASSESSED VALUE									
139,232									
TOTAL EXEMPTION VALUE									
HX HB 50,000									
BASE TAXABLE VALUE									
89,232									
TOTAL JUST VALUE									
315,247									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
325,218									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8283	REMODEL	22,000	04/22/1994
3518	NEW CONSTR	3,518	07/01/1986

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1469/1788	1/05/2007	WD	U	I	05	181,000	
GRANTOR: WATERS TINA K							
GRANTEE: BINGHAM AUBREY L &							
1469/1786	1/05/2007	WD	U	I	01	100	
GRANTOR: WATERS DONALD G							
GRANTEE: WATERS TINA K							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W23 BAS=[YR=1993] W43 S25 E11 S2 E13									
FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 \$ S29 E23 N29 \$.									