



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	15	HARDTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

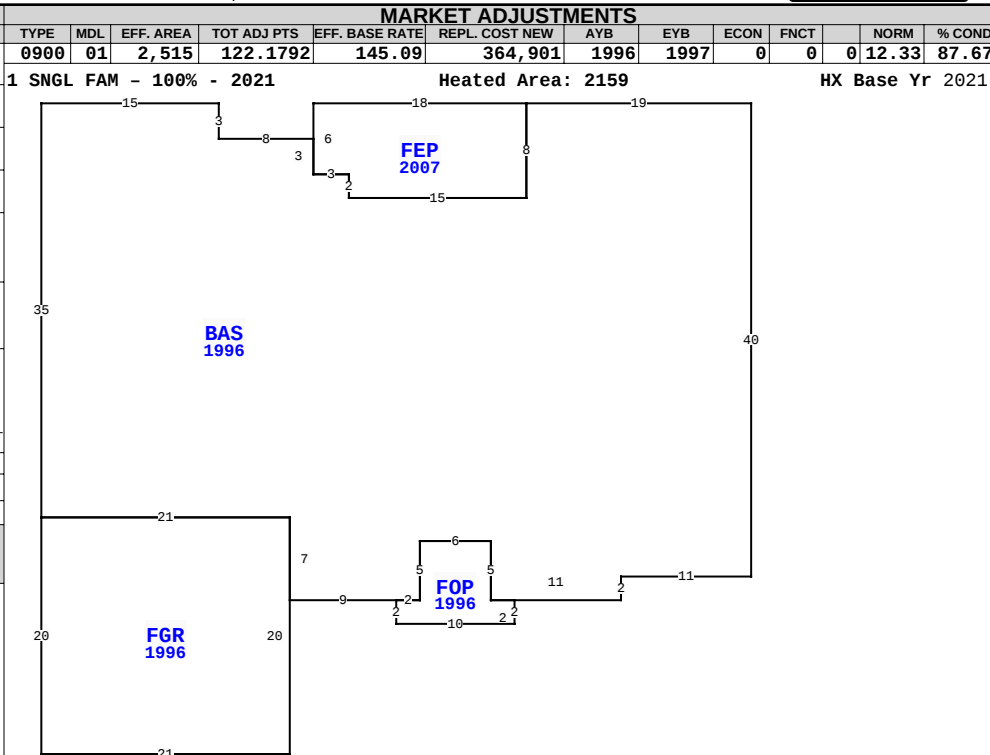
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1081.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,159	100	2,159	274,625
FEP	138	80	110	13,992
FGR	420	55	231	29,383
FOP	50	30	15	1,908

TOTALS	2,767		2,515	319,909
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	15	30	450.00	SF	85.00
3	0845	KOOL DECK	0	100	0	0	537.00	SF	14.50
4	0810	CONCRETE A	0	100	0	0	792.00	SF	6.50
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	20.10
6	0476	VF 6 SBPL	0	100	0	0	208.00	LF	32.00
7	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	R-1A	0.00	0.00	1.00



2815 N LAGUNA DR, FERNANDINA BEACH

TOTAL OB/XF									
27,397									

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27,397									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					319,909				
TOTAL MARKET OB/XF VALUE					27,397				
TOTAL LAND VALUE - MARKET					275,000				
TOTAL MARKET VALUE					622,306				
SOH/AGL Deduction					186,676				
ASSESSED VALUE					435,630				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					385,630				
TOTAL JUST VALUE					622,306				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					546,090				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200545	REMODEL	0	09/09/2020
20121329	RE-ROOF LIFETIME	14,500	07/05/2012
20120902	H/AC	3,000	05/18/2012
969669	SWIM POOL	14,000	03/13/1996
969602	NEW CONSTR . SFR	105,674	02/15/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2527/1945	8/31/2021	WD	U	I	11	100	
GRANTOR: HORST DARREN L & STAC							
GRANTEE: HORST DARREN L REV							
2384/1546	8/14/2020	WD	Q	I	01	518,700	
GRANTOR: HOWARD CHARLES G & M							
GRANTEE: HORST DARREN L & ST							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W19 FEP=[YR=2007] W18 S6 E3 S2 E15 N8 \$ S8 W15 N2 W3 N3 W8 N3 W15 S35 FGR=[YR=1996] S20 E21 N20 W21 \$ E21 S7 E9 FOP=[YR=1996] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N2 E11 N40 \$.									