

LOT 44
IN OR 1796/1943
EGANS BLUFF #1 PB 5/93

WEBB ERIC W & TAMBR L
3114 EGANS BLUFF RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0044-0000



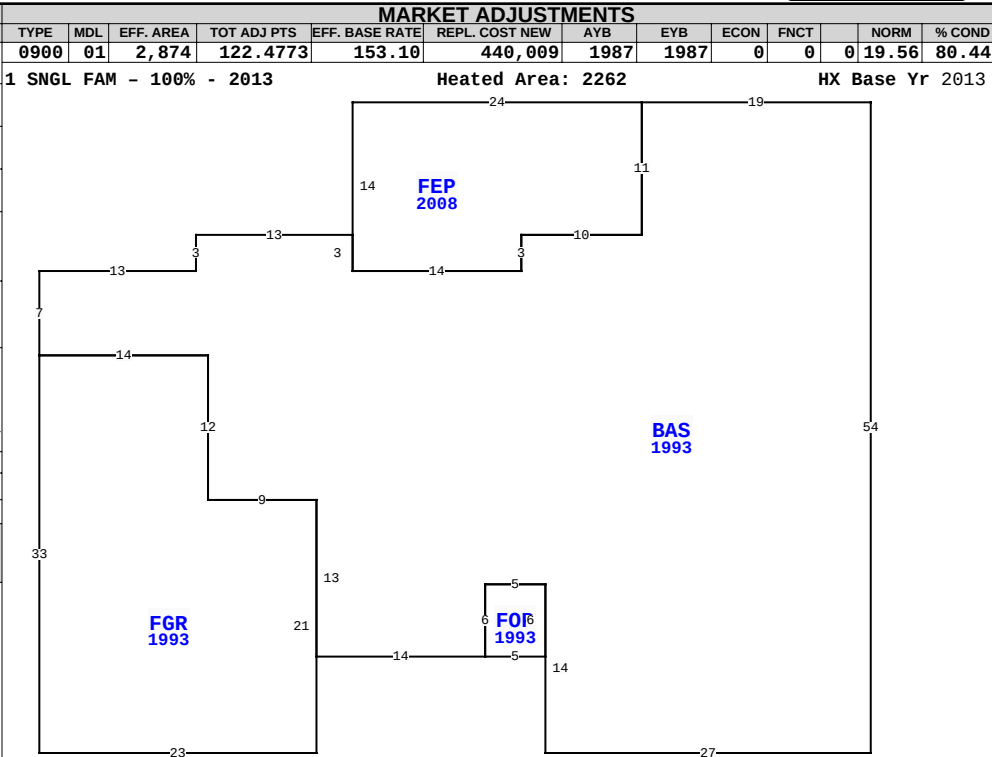
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR 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

NEIGHBORHOOD/LOC		2031.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,262	100	2,262	278,573
FEP	306	80	245	30,173
FGR	651	55	358	44,089
FOP	30	30	9	1,108

TOTALS	3,249	2,874	353,943
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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	0812	CONCRETE C	0	100	0	0	1,075.00	SF	4.00	4.00	
2	0810	CONCRETE A	0	100	23	14	322.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0510	GARAGE WD-	0	100	24	14	336.00	SF	35.00	35.00	
5	0861	POOL GUNIT	0	100	32	16	512.00	SF	85.00	85.00	
6	0845	KOOL DECK	0	100	0	0	660.00	SF	7.25	7.25	
7	0855	CONC PAVER	0	100	0	0	108.00	SF	3.00	3.00	
8	0911	SCRN RM A	0	100	0	0	1,425.00	SF	17.50	17.50	

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024
INC DATE		AG DATE	MLU

3114 EGANS BLUFF RD, FERNANDINA BEACH

TOTAL OB/XF											
27,468											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			353,943
TOTAL MARKET OB/XF VALUE			27,468
TOTAL LAND VALUE - MARKET			250,000
TOTAL MARKET VALUE			631,411
SOH/AGL Deduction			306,098
ASSESSED VALUE			325,313
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			275,313
TOTAL JUST VALUE			631,411
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			547,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5851	ADDITION	5,712	07/03/1989
BP 4064	N/A	78,905	06/01/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1796/1943	6/06/2012	WD	Q	I	02	328,000
GRANTOR: ROGERSON SHIRLEY T &						
GRANTEE: WEBB ERIC W & TAMBR						
1635/1719	8/21/2009	QC	U	I	14	100
GRANTOR: ROGERSON SHIRLEY T						
GRANTEE: ROGERSON SHIRLEY T						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W19 FEP=[YR=2008] W24 S14 E14 N3 E10N11\$ S11 W10 S3 W14 N3 W13 S3 W13 S7 FGR=[YR=1993] S33 E23 N21 W9 N12 W14\$ E14 S12 E9 S13 E14 FOP=[YR=1993] E5 N6 W5 S6\$ N6 E5 S14 E27N54\$.											