

LOT 45
IN OR 2109/1356
EGANS BLUFF #1 PB 5/93

MEDELSON PEGGY P & GARY H
3122 EGANS BLUFF ROAD
FERNANDINA BEACH, FL 32034

2024

00-00-30-021A-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMNT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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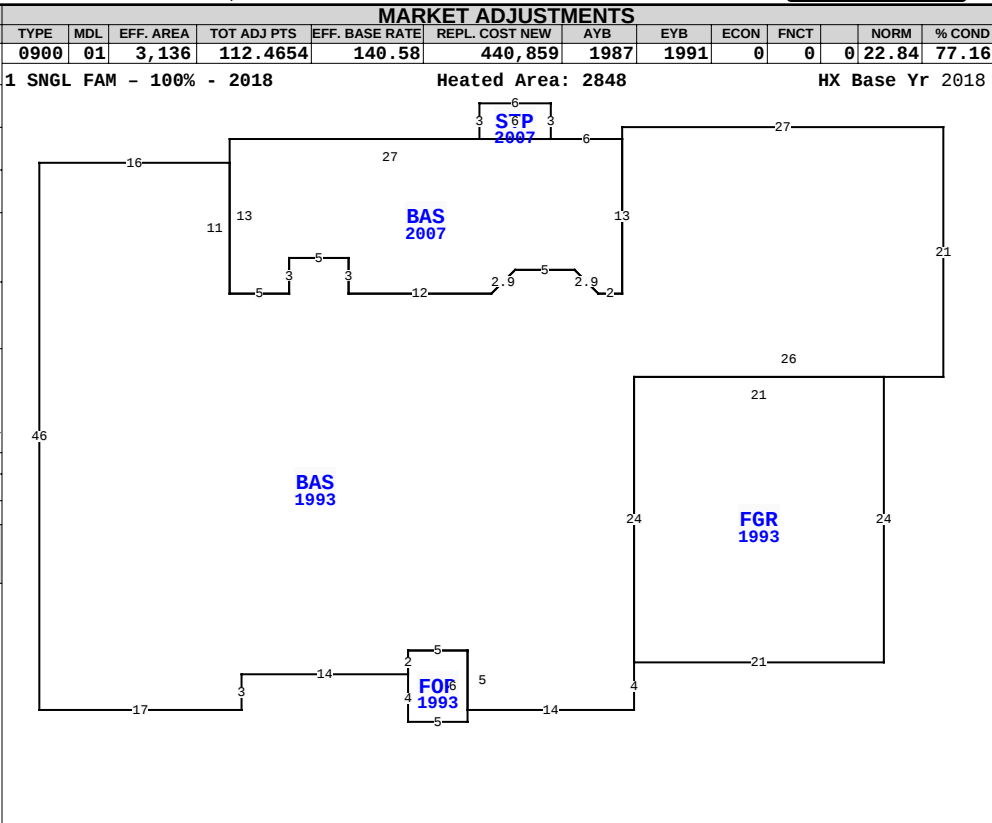
NEIGHBORHOOD/LOC	2031.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	2,448	265,538
BAS	400	100	400	43,389
FGR	504	55	277	30,047
FOP	30	30	9	976
STP	18	10	2	217

TOTALS	3,400		3,136	340,167
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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	0811	CONCRETE B	0	100	0	0	983.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
4	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	
5	0855	CONC PAVER	0	100	0	0	98.00	SF	10.00	10.00	
6	1271	H-SHUTR LC	0	100	0	0	48.00	UT	45.00	45.00	
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	28.00	28.00	
8	0350	CARPORT WD	0	100	4	6	24.00	SF	13.00	13.00	

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		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

TOTAL OB/XF											
13,631											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		340,167	
TOTAL MARKET OB/XF VALUE		13,631	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		603,798	
SOH/AGL Deduction		230,712	
ASSESSED VALUE		373,086	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		323,086	
TOTAL JUST VALUE		603,798	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		519,809	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20006	ELEC OTHER	7,400	09/01/2007
M13146	MECH OTHER	0	07/01/2007
R10548	REPAIR/RRF	2,400	07/01/2007
B20041	ADDITION	80,000	06/01/2007
B863739	N/A	72,000	12/03/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/1356	3/24/2017	WD	Q	I	02	441,000
GRANTOR:WELLER JOHN T TRUSTEE						
GRANTEE:MEDELSON PEGGY P &						
1909/1808	3/26/2014	TD	Q	I	01	359,000
GRANTOR:CAPITAL CITY TRUST CO						
GRANTEE:WELLER JOHN T TRUST						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W27 S1 BAS=[YR=2007] W6 STP=[YR=2007] N3 W6 S3 E6\$ W27 S13 E5 N3 E5 S3 E12 R2 U2 E5 D2 R2 E2 N13\$ S13 W2 L2 U2 W5 D2 L2 W12 N3 W5 S3 W5 N11 W16 S46 E17 N3 E14 FOP=[YR=1993] S4 E5 N6 W5 S2\$ N2 E5 S5 E14 N4 FGR=[YR=1993] E21 N24 W21 S24\$ N24 E26 N21\$.											