



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	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
BUD\$ 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	1,949	100	1,949	251,247
BAS	77	100	77	9,926
FGR	511	55	281	36,224
FOP	64	30	19	2,450
PTO	50	5	2	258
SFB	372	80	298	38,416

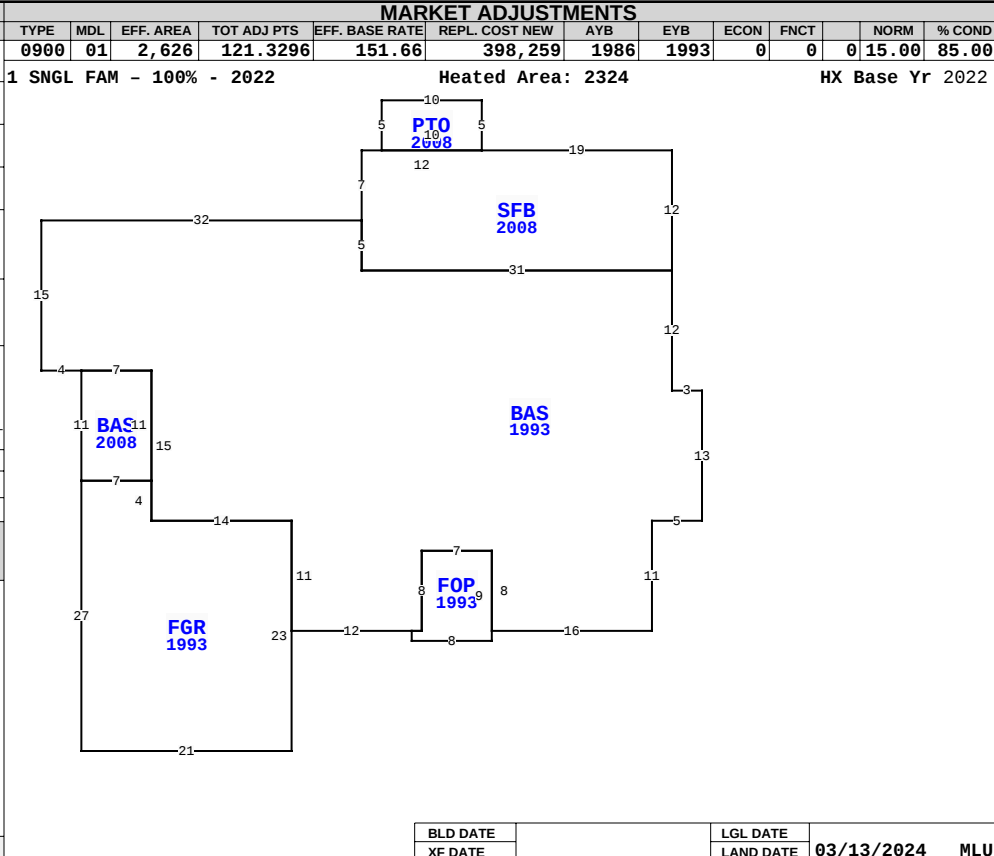
TOTALS	3,023		2,626	338,520
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EXTRA FEATURES

L N	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	0811	CONCRETE B	0	100	46	16	810.00	SF	5.20	5.20	100	1986	1986	3	49.5	2,085	
2	0855	CONC PAVER	0	100	29	5	145.00	SF	10.00	10.00	100	2006	2006	3	87	1,262	
3	0855	CONC PAVER	0	100	79	1	79.00	SF	10.00	10.00	100	2006	2006	3	87	687	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	60	2,100	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	250,000.00	250,000.00	250,000							



3121 EGANS BLUFF RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		338,520
TOTAL MARKET OB/XF VALUE		6,134
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		594,654
SOH/AGL Deduction		73,329
ASSESSED VALUE		521,325
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		471,325
TOTAL JUST VALUE		594,654
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		509,824

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17815	SUNRM	49,500	10/31/2006
3530	N/A	75,660	07/31/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0107	5/28/2021	WD	Q	I	01	595,000
GRANTOR: TURCOTTE ANDREW J & M						
GRANTEE: GRIFFITH DEANNA MAU						
2288/0238	7/08/2019	WD	Q	I	02	450,000
GRANTOR: WIER WILLIAM W & FLOR						
GRANTEE: TURCOTTE ANDREW J &						

BUILDING NOTES

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BUILDING DIMENSIONS

SFB=[YR=2008] W19 PTO=[YR=2008] N5 W10 S5 E10\$ W12 S7
BAS=[YR=1993] W32 S15 E4 BAS=[YR=2008] S11 FGR=[YR=1993] S27
E21 N23 W14 N4 W7\$ E7 N11 W7\$ E7 S15 E14 S11 E12
FOP=[YR=1993] S1 E8 N9 W7 S8 W1\$ E1 N8 E7 S8 E16 N11 E5 N13
W3 N12 W31 N5\$ S5 E31 N12\$.