LOT 52
EGANS BLUFF #3 PB 5/243

MILUTIS NANCY F L/E/
2129 LAURA LEIGH COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

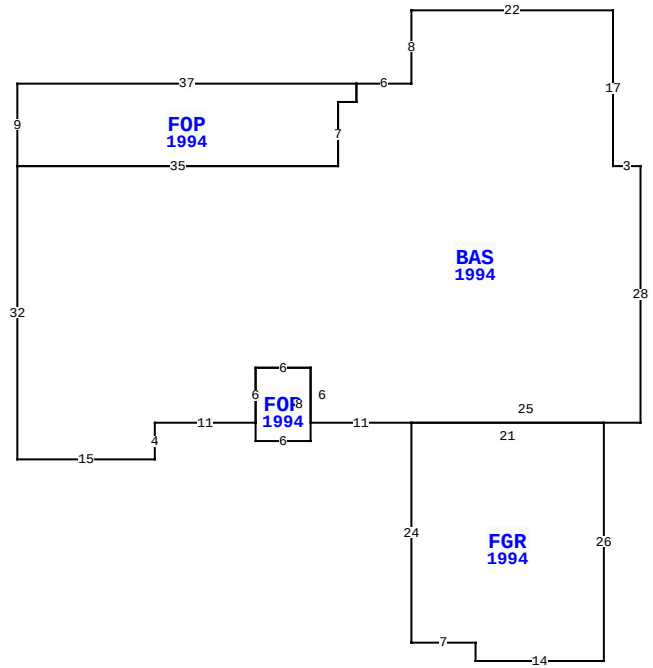
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 80
Interior Wall	08	DECORATIVE 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,370	100	2,370	326,667
FGR	532	55	293	40,386
FOP	48	30	14	1,930
FOP	319	30	96	13,232
TOTALS	3,269		2,773	382,215

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,773	125.3040	156.63	434,335	1994	1999	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2000 Heated Area: 2370 HX Base Yr 2000



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

2129 LAURA LEIGH CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		382,215
TOTAL MARKET OB/XF VALUE		25,429
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		657,644
SOH/AGL Deduction		337,572
ASSESSED VALUE		320,072
TOTAL EXEMPTION VALUE	HX HB WX	55,000
BASE TAXABLE VALUE		265,072
TOTAL JUST VALUE		657,644
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,138

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311452	XFOB	10,225	07/01/2003
B00805	XFOB	3,200	02/01/1994
B00754	SWIM POOL	15,850	02/01/1994
B0621	NEW CONSTR	101,184	10/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2595/1394	10/11/2022	LE	U	I	11	100
GRANTOR: MILUTIS MARK JOSEPH						
GRANTEE: SITULIM TRUST						
2398/1136	9/30/2020	QC	U	I	11	100
GRANTOR: MILUTIS NANCY F						
GRANTEE: MILUTIS MARK J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W22 S8 W6 FOP=[YR=1994] W37 S9 E35 N7 E2 N2$ S2 W2 S7 W35 S32 E15 N4 E11 FOP=[YR=1994] S2 E6 N8 W6 S6$ N6 E6 S6 E11 FGR=[YR=1994] S24 E7 S2 E14 N26 W21$ E25 N28 W3 N17$.

EXTRA FEATURES

LN	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660	
2	0812	CONCRETE C	0	100	0	0	1,207.00	SF	4.00	4.00	100	1994	1994	3	68	3,283	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	1994	1994	3	68	93	
4	0810	CONCRETE A	0	100	5	5	25.00	SF	6.50	6.50	100	1994	1994	3	68	111	
5	0910	SCRN RM L	0	100	0	0	1,170.00	SF	15.00	15.00	100	2003	2003	3	21	3,686	
6	0861	POOL GUNIT	0	100	0	0	445.00	SF	85.00	85.00	100	1994	1994	3	20	7,565	
7	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	1994	1994	3	20	200	
8	0845	KOOL DECK	0	100	0	0	791.00	SF	7.25	7.25	100	1994	1994	3	68	3,900	
9	0845	KOOL DECK	0	100	0	0	177.00	SF	7.25	7.25	100	1994	1994	3	68	873	
10	0811	CONCRETE B	0	100	70	12	840.00	SF	5.20	5.20	100	1995	1995	3	70	3,058	

TOTAL OB/XF 25,429

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 250,000 Market: 0 Agricultural: 0 Common: 250,000 PRINTED 08/06/2024 BY SYS