LOT 69
IN OR 664 PG 1874
EGANS BLUFF #3 PB 5/243

BAKER HENRY A III & EMILY I
2163 BRITTANY CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0069-0000

BUILDING CHARACTERISTICS

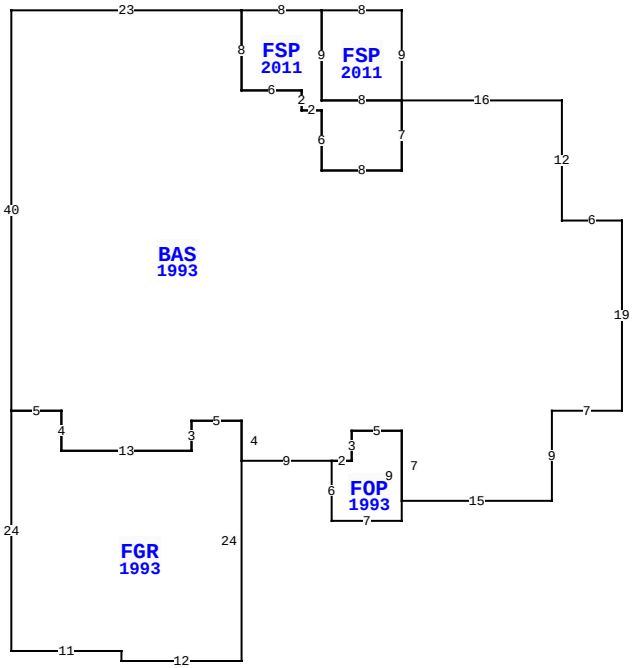
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	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	2,231	100	2,231	292,940
FGR	507	55	279	36,634
FOP	57	30	17	2,232
FSP	72	40	29	3,808
FSP	124	40	50	6,566
TOTALS	2,991		2,606	342,179

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,606	124.3104	155.39	404,946	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 1993 Heated Area: 2231 HX Base Yr 1993



2163 BRITTANY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		342,179
TOTAL MARKET OB/XF VALUE		6,560
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		598,739
SOH/AGL Deduction		366,850
ASSESSED VALUE		231,889
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		181,889
TOTAL JUST VALUE		598,739
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,749

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4641	NEW CONSTR	3,600	02/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0664/1874	8/12/1992	WD	Q	I		155,000
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: BAKER HENRY III & E						
0620/0637	3/01/1991	QC	U	V	01	100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12 W16 FSP=[YR=2011] N9 W8 FSP=[YR=2011] W8 S8 E6 S2 E2 S6 E8 N7 W8 N9 $ S9 E8 $ S7 W8 N6 W2 N2 W6 N8 W23 S40 FGR=[YR=1993] S24 E11 S1 E12 N24 W5 S3 W13 N4 W5 $ E5 S4 E13 N3 E5 S4 E9 FOP=[YR=1993] S6 E7 N9 W5 S3 W2 $ E2 N3 E5 S7 E15 N9 E7 N19 $.

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	1992	1992	3	72	2,520	
2	0812	CONCRETE C	0	100	0	0	1,578.00	SF	4.00	4.00	100	1992	1992	3	64	4,040	

LAND DESCRIPTION

TOTAL OB/XF 6,560

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