LOT 71 & E'LY 10 FT OF LOTS 72
& 73
IN OR 1997/513

SANDERS FRANKLIN H & EMMA JO LIVING TRUST/SANDERS
2158 BRITTANY CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021C-0071-0000

BUILDING CHARACTERISTICS

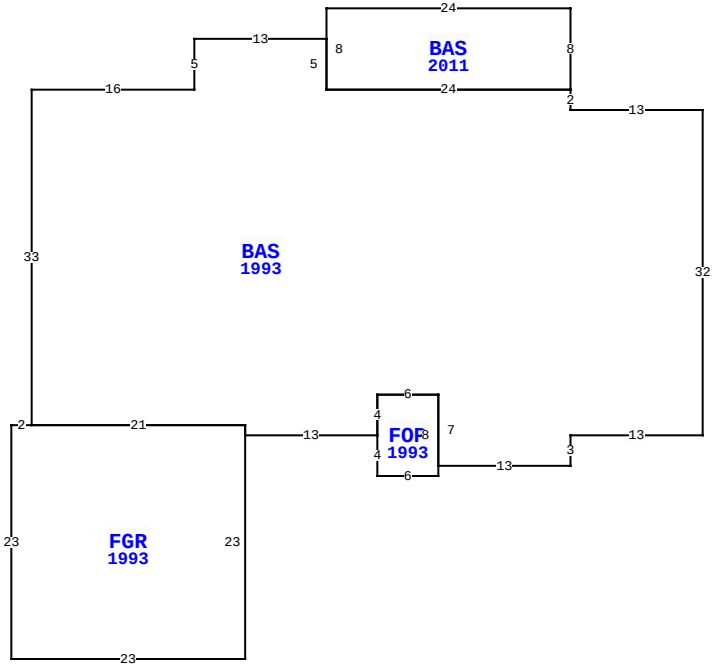
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,277	100	2,277	281,341
BAS	192	100	192	23,723
FGR	529	55	291	35,955
FOP	48	30	14	1,730
TOTALS	3,046		2,774	342,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,774	117.5760	146.97	407,695	1990	1995	0	0	0	15.93	84.07

1 SNGL FAM – 100% - 1994 Heated Area: 2469 HX Base Yr 1994



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

2158 BRITTANY CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		342,749
TOTAL MARKET OB/XF VALUE		8,036
TOTAL LAND VALUE - MARKET		250,000
TOTAL MARKET VALUE		600,785
SOH/AGL Deduction		353,881
ASSESSED VALUE		246,904
TOTAL EXEMPTION VALUE	HX HB VX WX	60,000
BASE TAXABLE VALUE		186,904
TOTAL JUST VALUE		600,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		516,101

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0584	XFOB	5,810	10/01/1993
6561	NEW CONSTR	77,161	06/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1997/0513	7/09/2015	QC	U	I	11	100
GRANTOR: SANDERS FRANKLIN H &						
GRANTEE: SANDERS FRANKLIN H						
0676/0698	3/03/1993	WD	Q	I		166,300
GRANTOR: ALMAND AMOS JR & D J						
GRANTEE: SANDERS FRANKLIN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N2 BAS=[YR=2011] N8 W24 S8 E24 $ W24 N5 W13 S5 W16 S33 FGR=[YR=1993] W2 S23 E23 N23 W21 $ E21 S1 E13 FOP=[YR=1993] S4 E6 N8 W6 S4 $ N4 E6 S7 E13 N3 E13 N32 $.

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	1990	1990	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,368.00	SF	4.00	4.00	100	1990	1990	3	59.5	3,256	
3	0510	GARAGE WD-	0	100	22	15	330.00	SF	35.00	35.00	100	1993	1993	3	20	2,310	
4	0810	CONCRETE A	0	100	0	0	21.00	SF	6.50	6.50	100	1993	1993	3	66	90	

LAND DESCRIPTION

TOTAL OB/XF 8,036

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