

LOT 3  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

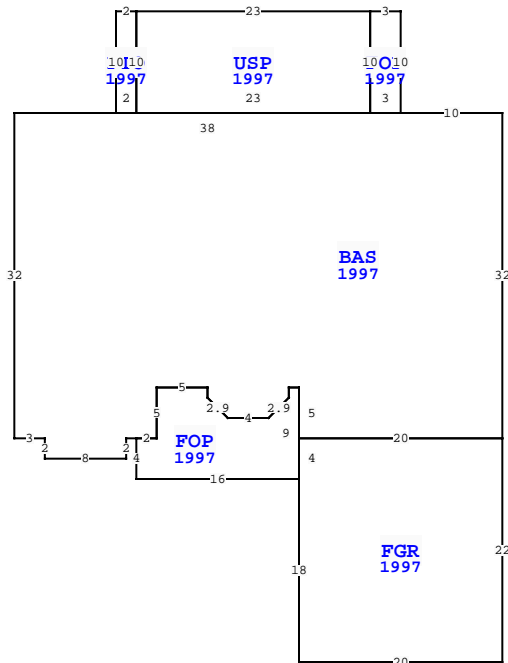
JOHNS ALBERT L & JOAN M  
95070 SEA HAWK PLACE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0003-0000

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	1,857	125.0970	156.37	290,379	1997	1997	0	0	13.20	86.80		
1 SNGL FAM - 0% - 0 Heated Area: 1502 HX Base Yr													



Quality	06	Quality Level 06		
DOR CODE	0100	SINGLE FAMILY		
MAP NUM		MKT AREA 02		
NEIGHBORHOOD/LOC	2026.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,502	100	1,502	203,865
FGR	440	55	242	32,847
FOP	30	30	9	1,221
FOP	114	30	34	4,615
PTO	20	5	1	135
USP	230	30	69	9,366
TOTALS	2,336		1,857	252,049

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			252,049
TOTAL MARKET OB/XF VALUE			3,599
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			435,648
SOH/AGL Deduction			91,353
ASSESSED VALUE			344,295
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			344,295
TOTAL JUST VALUE			435,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			350,846

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603304	NEW CONSTR	58,510	09/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1930/1144	7/23/2014	WD Q	Q	I	01	200,000
GRANTOR: LEACH JANIS WILLIAMS						
GRANTEE: JOHNS ALBERT L & JO						
1077/1587	8/29/2002	WD Q	Q	I		168,000
GRANTOR: BEGER VESNA						
GRANTEE: WILLIAMS JANIS						

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	0	0	0	802.00	SF	5.20	5.20	100	1997	1997	3	73	3,044	
2	0810	CONCRETE A	0	0	0	0	117.00	SF	6.50	6.50	100	1997	1997	3	73	555	

2123 CIERA LN, FERNANDINA BEACH														BLD DATE	03/03/2023	NW	LGL DATE	
														XF DATE			LAND DATE	
														INC DATE			AG DATE	

BUILDING NOTES													
BUILDING DIMENSIONS													

BAS=[YR=1997] W10 FOP=[YR=1997] N10 W3 USP=[YR=1997] W23  
PTO=[YR=1997] W2 S10 E2 N10\$ S10 E23 N10\$ S10 E3\$ W38 S32 E3  
S2 E8 N2 E1 FOP=[YR=1997] S4 E16 FGR=[YR=1997] S18 E20 N22  
W20 S4 \$ N9 W1 S1 D2 L2 W4 U2 L2 N1 W5 S5 W2\$ E2 N5 E5 S1  
R2 D2 E4 U2 R2 N1 E1S5 E20 N32\$.

LAND DESCRIPTION														TOTAL OB/XF										
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		0	0003	RSF-2	0.00	0.00	1.00	LT	1.00	1.00	1.00	180,000.00	180,000.00	180,000							