LOT 4
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SIPES JOHN D JR
2139 CIERA LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0004-0000

BUILDING CHARACTERISTICS

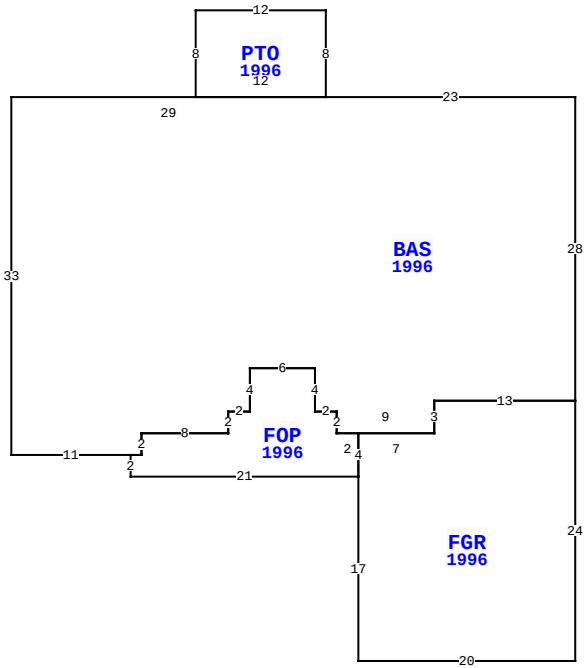
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,553	100	1,553	228,917
FGR	459	55	252	37,145
FOP	126	30	38	5,601
PTO	96	5	5	737
TOTALS	2,234		1,848	272,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,848	133.7450	167.18	308,949	1996	1999	0	0	0	11.83	88.17

1 SNGL FAM – 100% - 2018 Heated Area: 1553 HX Base Yr 2018



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

2139 CIERA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		272,400
TOTAL MARKET OB/XF VALUE		6,248
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		458,648
SOH/AGL Deduction		256,116
ASSESSED VALUE		202,532
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		152,532
TOTAL JUST VALUE		458,648
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801133	REMODEL	40,000	02/02/2018
B9602814	NEW CONSTR	72,905	04/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0766/1941	7/31/1996	WD	Q	I		122,600
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: SIPES JOHN D JR						
0758/0191	4/26/1996	WD	U	V	19	24,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ISLAND HOMES BY SEA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W23 PTO=[YR=1996] N8 W12 S8 E12 $ W29 S33 E11 FOP=[YR=1996] S2 E21 FGR=[YR=1996] S17 E20 N24 W13 S3 W7 S4 $ N4 W2 N2 W2 N4 W6 S4 W2 S2 W8 S2 W1 $ E1 N2 E8 N2 E2 N4 E6 S4 E2 S2 E9 N3 E13 N28 $.

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	1996	1996	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	809.00	SF	5.20	5.20	100	1996	1996	3	72	3,029	
3	0810	CONCRETE A	0	100	0	0	97.00	SF	6.50	6.50	100	1996	1996	3	72	454	

LAND DESCRIPTION

TOTAL OB/XF 6,248

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS