LOT 22
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

JONES DOUGLAS A
2659 LE SABRE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0022-0000

BUILDING CHARACTERISTICS

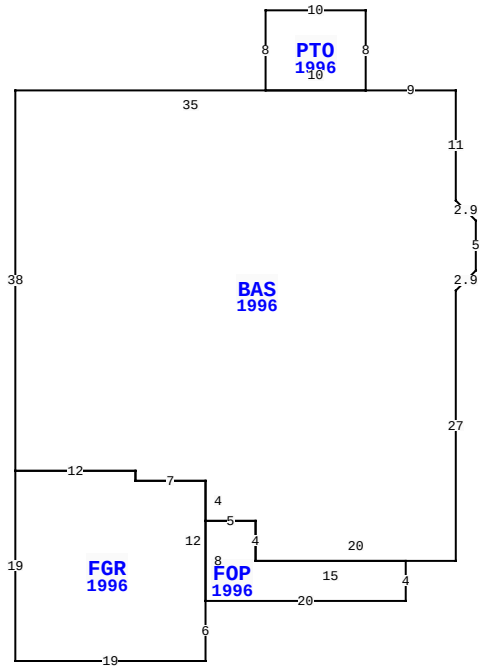
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,898	100	1,898	249,579
FGR	354	55	195	25,641
FOP	100	30	30	3,945
PTO	80	5	4	526
TOTALS	2,432		2,127	279,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,127	121.3779	151.72	322,708	1996	1996	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2015 Heated Area: 1898 HX Base Yr 2015



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

2659 LE SABRE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		279,691
TOTAL MARKET OB/XF VALUE		3,590
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		463,281
SOH/AGL Deduction		251,881
ASSESSED VALUE		211,400
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		161,400
TOTAL JUST VALUE		463,281
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25495	REPAIR/RRF	1,116	01/01/2012
B9603096	NEW CONSTR	86,490	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1876/1870	8/30/2013	WD	Q	I	02	185,000
GRANTOR: CIANCHETTA SALVATORE						
GRANTEE: JONES DOUGLAS A						
1579/1399	8/01/2008	WD	Q	I		235,000
GRANTOR: ROBERTS SYLVESTER & C						
GRANTEE: CIANCHETTA SALVATOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W9 PTO=[YR=1996] N8 W10 S8 E10 $ W35 S38
FGR=[YR=1996] S19 E19 N6 FOP=[YR=1996] E20 N4 W15 N4 W5 S8 $
N12 W7 N1 W12 $ E12 S1 E7 S4 E5 S4 E20 N27 U2 R2 N5 U2 L2
N11$.

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	0810	CONCRETE A	0	100	0	0	726.00	SF	6.50	6.50	100	1996	1996	3	72	3,398	
2	0810	CONCRETE A	0	100	0	0	41.00	SF	6.50	6.50	100	1996	1996	3	72	192	

LAND DESCRIPTION

TOTAL OB/XF 3,590

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS