LOT 23
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MERRILL HAROLD T
2651 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0023-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

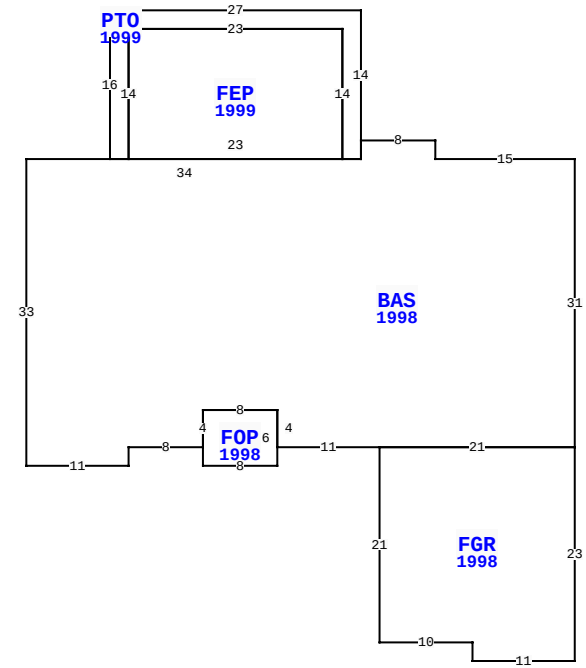
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,835	100	1,835	257,673
FEP	322	80	258	36,229
FGR	463	55	255	35,807
FOP	48	30	14	1,966
PTO	110	5	6	843
TOTALS	2,778		2,368	332,517

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,368	128.1399	160.17	379,283	1998	1998	0	0	0	12.33	87.67

1 SNGL FAM – 100% - 1999 Heated Area: 1835 HX Base Yr 1999



2651 LE SABRE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		332,517
TOTAL MARKET OB/XF VALUE		8,627
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		521,144
SOH/AGL Deduction		310,267
ASSESSED VALUE		210,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		160,877
TOTAL JUST VALUE		521,144
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,309

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906575	ADDITION	18,095	11/01/1999
B9805011	NEW CONSTR	105,474	05/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0847/0432	9/02/1998	WD	Q	I		133,300
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MERRILL HAROLD T						
0804/1277	8/27/1997	WD	U	V	09	137,500
GRANTOR: RED LIMITED PARTNERSH						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 N2 W8 PTO=[YR=1999] N14 W27 S16 E2 N14 E23 S14 E2 N2 $ S2 W2 FEP=[YR=1999] N14 W23 S14 E23 $ W34 S33 E11 N2 E8 FOP=[YR=1998] S2 E8 N6 W8 S4 $ N4 E8 S4 E11 FGR=[YR=1998] S21 E10 S2 E11 N23 W21 $ E21 N31 $.

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	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	1,188.00	SF	6.50	6.50	100	1998	1998	3	75	5,792	

LAND DESCRIPTION

TOTAL OB/XF 8,627

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