

LOT 24
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

DEEHAN NANCY L/E/
2637 LE SABRE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0024-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																								
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1																										
Exterior Wall	05	AVERAGE 100	0900	01	2,003	123.4065	154.26	308,983	1997	1998	0	0	0	12.25	87.75	VALUATION BY STANDARD																									
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2010													Heated Area: 1448													HX Base Yr 2010												
Roof Cover	03	COMP SHNGL 100																																							
Interior Wall	05	DRYWALL 100																																							
Interior Floo	14	CARPET 70																																							
Interior Floo	12	HARDWOOD 30																																							
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	1,448	100	1,448	196,005																																					
FEP	336	80	269	36,413																																					
FGR	407	55	224	30,321																																					
FOP	20	30	6	813																																					
FSP	140	40	56	7,581																																					
TOTALS		2,351	2,003	271,133																																					
EXTRA FEATURES					2637 LE SABRE PL, FERNANDINA BEACH																																				
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	0500	FP-PRE FAB	0	100	0	0		1.00	UT 3,500.00	3,500.00	100	1997	1997	3	80	2,800																									
2	0811	CONCRETE B	0	100	0	0		727.00	SF 5.20	5.20	100	1997	1997	3	73	2,760																									
3	0810	CONCRETE A	0	100	0	0		44.00	SF 6.50	6.50	100	1997	1997	3	73	209																									
4	1076	TRELLIS A	0	100	13	14		182.00	SF 7.50	7.50	100	2005	2005	3	40	546																									
5	1126	CB/STC 8"	0	100	12	2		24.00	SF 8.00	8.00	100	2005	2005	3	86	165																									
6	0600	SUMMER KIT	0	100	0	0		1.00	UT 1,500.00	1,500.00	100	2005	2005	3	24	360																									
LAND DESCRIPTION		TOTAL OB/XF		6,840																																					
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	000134	C	SFR POND	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.05	180,000.00	189,000.00	189,000																								
REVIEW DATE 05/16/2024 BY DJ Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 08/06/2024 BY SYS																																									