

LOT 28
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

WILSON CHRISTOPHER A & ANDREA
2535 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0028-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,453	100	1,453	191,063
BAS	486	100	486	63,907
FGR	380	55	209	27,482
FOP	93	30	28	3,682

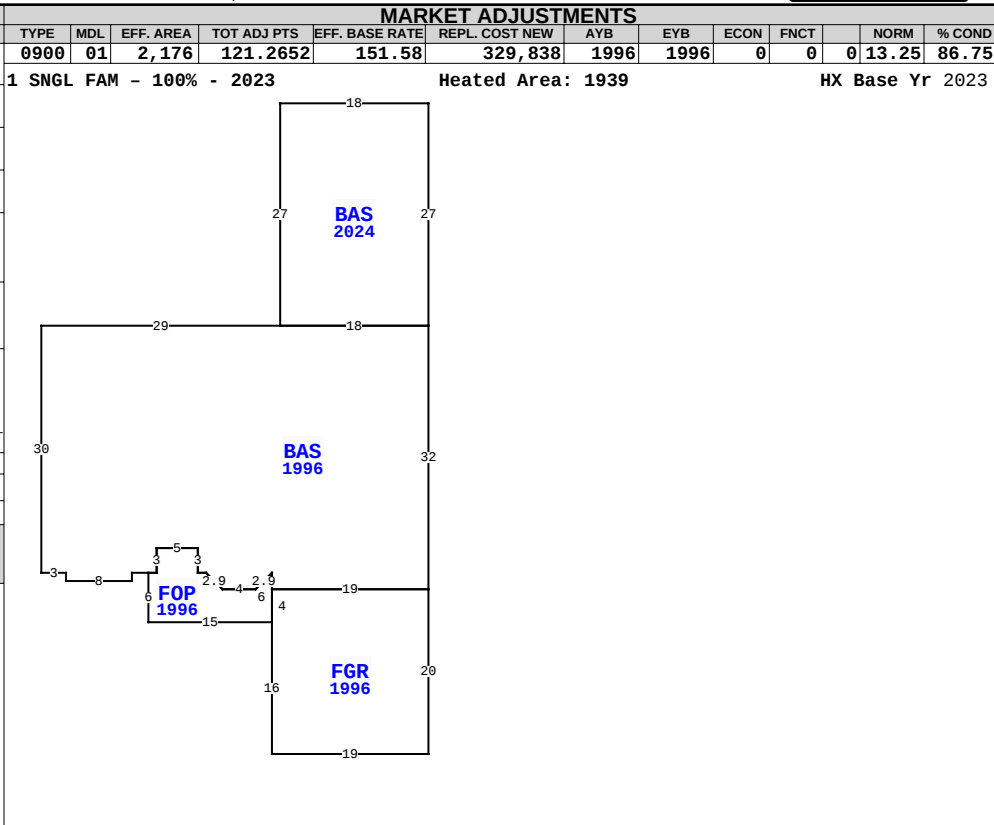
TOTALS	2,412		2,176	286,134
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EXTRA FEATURES

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	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	710.00	SF	5.20	5.20	100	1996	1996	3	72	2,658	
3	0810	CONCRETE A	0 100	0	0	75.00	SF	6.50	6.50	100	1996	1996	3	72	351	
4	0810	CONCRETE A	0 100	0	0	63.00	SF	6.50	6.50	100	1996	1996	3	72	295	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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							



2535 LE SABRE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY					PAGE 1 of 1		8
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 8				Tax Dist:			
BUILDING MARKET VALUE				286,134			
TOTAL MARKET OB/XF VALUE				6,069			
TOTAL LAND VALUE - MARKET				180,000			
TOTAL MARKET VALUE				472,203			
SOH/AGL Deduction				162,809			
ASSESSED VALUE				309,394			
TOTAL EXEMPTION VALUE				HX HB 50,000			
BASE TAXABLE VALUE				259,394			
TOTAL JUST VALUE				472,203			
NCON VALUE				43,125			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				347,279			