

LOT 32
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

BALLINGER ANDREW H/RICCIUTI-BALLINGER REGINA
2512 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
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
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,894	100	1,894	254,214
BAS	456	100	456	61,205
FGR	420	55	231	31,005
FOP	12	30	4	537
FSP	192	40	77	10,335
UST	144	45	65	8,725

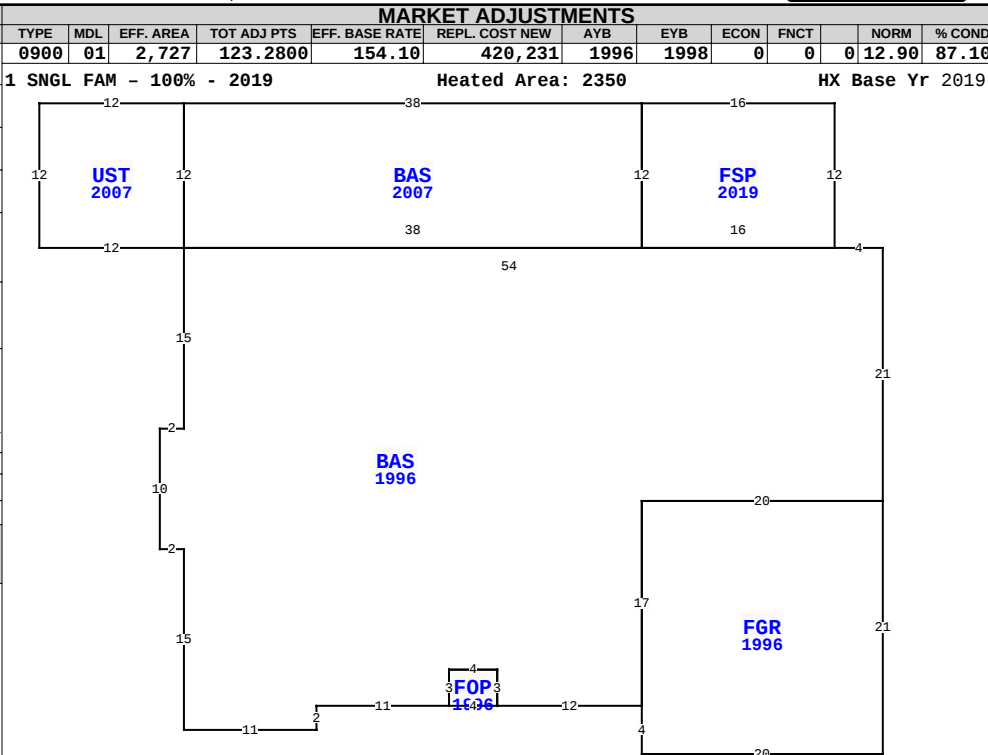
TOTALS	3,118		2,727	366,021
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EXTRA FEATURES

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	0812	CONCRETE C	0	100	0	0		1,155.00	SF 4.00	4.00	100	1996	1996	3	72	3,326
3	1242	WD DECK A	0	100	0	0		413.00	SF 10.00	10.00	100	2001	2001	3	20	826
4	0855	CONC PAVER	0	100	0	0		169.00	SF 10.00	10.00	100	2001	2001	3	80	1,352
5	0855	CONC PAVER	0	100	0	0		111.00	SF 10.00	10.00	100	2001	2001	3	80	888
6	0861	POOL GUNIT	0	100	0	0		385.00	SF 85.00	85.00	100	2022	2022	3	98	32,071
7	0855	CONC PAVER	0	100	0	0		1,120.00	SF 10.00	10.00	100	2022	2022	3	100	11,200

LAND DESCRIPTION

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	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							



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

2512 LE SABRE PL, FERNANDINA BEACH

TOTAL OB/XF																52,428
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		366,021	
TOTAL MARKET OB/XF VALUE		52,428	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		598,449	
SOH/AGL Deduction		214,568	
ASSESSED VALUE		383,881	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		333,881	
TOTAL JUST VALUE		598,449	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		475,959	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807927	SCRNENCL	0	10/01/2018
17002686	REMODEL	1,000	04/27/2017
B26100	REMODEL	10,000	06/01/2012
B17328	ADDITION	46,068	08/01/2006
M11943	MECH OTHER	0	08/01/2006
R09032	REPAIR/RRF	5,000	03/01/2006

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD SALE PRICE
2193/1165	5/01/2018	WD Q I	01 380,000
GRANTOR: STEIN MARTIN D & MICH			
GRANTEE: BALLINGER ANDREW H			
1022/0575	12/03/2001	WD Q I	172,000
GRANTOR: GRONDIN PETE J & WAND			
GRANTEE: STEIN MARTIN D & MI			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=1996] W4 FSP=[YR=2019] N12 W16 BAS=[YR=2007] W38			
UST=[YR=2007] W12 S12 E12 N12\$ S12 E38 N12\$ S12 E16\$ W54 S15			
W2 S10 E2 S15 E11N2 E11 FOP=[YR=1996] E4 N3 W4 S3\$ N3E4 S3			
E12 FGR=[YR=1996] S4 E20 N21 W20 S17\$ N17 E20 N21\$.			