LOT 33
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

ALBRECHT THERESA LOUISE & KEITH WAYNE
465 E 18TH ST
COSTA MESA, CA 92627

2024

00-00-30-021E-0033-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

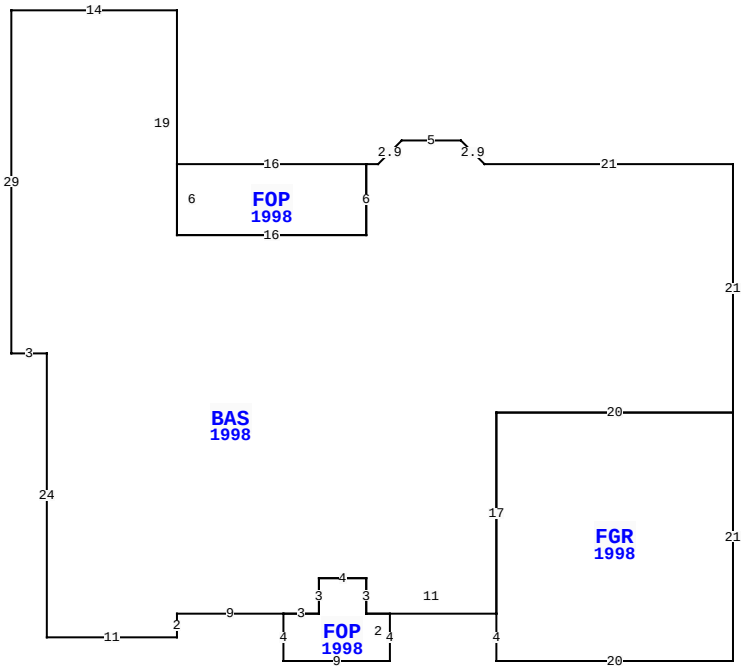
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,022	100	2,022	285,968
FGR	420	55	231	32,670
FOP	48	30	14	1,980
FOP	96	30	29	4,102
TOTALS	2,586		2,296	324,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,296	123.8573	154.82	355,467	1998	2005	0	0	0	8.65	91.35

1 SNGL FAM – 0% - 0 Heated Area: 2022 HX Base Yr



2524 LE SABRE PL, FERNANDINA BEACH

BLD DATE	10/09/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	324,719
TOTAL MARKET OB/XF VALUE	8,101
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	512,820
SOH/AGL Deduction	68,873
ASSESSED VALUE	443,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,947
TOTAL JUST VALUE	512,820
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	403,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804752	NEW CONSTR	113,286	03/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2520/1468	11/10/2021	WD	Q	I	01	495,000
GRANTOR: WILLIAMS GEORGE W & M						
GRANTEE: ALBRECHT THERESA LO						
2347/0990	3/13/2020	WD	Q	I	02	372,500
GRANTOR: OSBORNE WILLIAM K & N						
GRANTEE: WILLIAMS GEORGE W &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W21 U2 L2 W5 D2 L2 W1 FOP=[YR=1998] W16 S6 E16 N6 $ S6 W16N19 W14 S29 E3 S24 E11 N2 E9 FOP=[YR=1998] S4 E9 N4 W2 N3 W4 S3 W3 $ E3 N3 E4 S3 E11 FGR=[YR=1998] S4 E20 N21 W20 S17 $ N17 E20 N21 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	81	2,835	
2	0810	CONCRETE A	0	0	0	0	641.00	SF	6.50	6.50	100	1998	1998	3	75	3,125	
3	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
4	1242	WD DECK A	0	0	0	0	832.00	SF	10.00	10.00	100	2003	2003	3	21	1,747	
5	1076	TRELLIS A	0	0	7	6	42.00	SF	7.50	7.50	100	2003	2003	3	32	101	

LAND DESCRIPTION

TOTAL OB/XF 8,101

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	0	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