LOT 34
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HICKOX BERT NORMAN JR
2536 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0034-0000

BUILDING CHARACTERISTICS

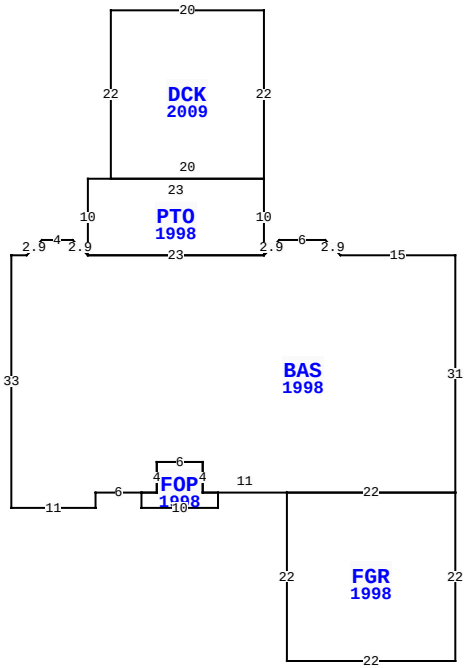
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,824	100	1,824	238,570
DCK	440	10	44	5,755
FGR	484	55	266	34,792
FOP	44	30	13	1,700
PTO	230	5	12	1,569
TOTALS	3,022		2,159	282,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,159	119.3493	149.19	322,101	1998	1998	0	0	0	12.33	87.67

1 SNGL FAM – 0% - 2024 Heated Area: 1824 HX Base Yr



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

2536 LE SABRE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	282,386
TOTAL MARKET OB/XF VALUE	4,095
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	466,481
SOH/AGL Deduction	0
ASSESSED VALUE	466,481
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	466,481
TOTAL JUST VALUE	466,481
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	371,423

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9704521	NEW CONSTR	103,878	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2361/1953	5/12/2020	QC	U	I	11	100
GRANTOR: MINER JANICE E						
GRANTEE: HICKOX BERT NORMAN						
0829/1840	4/16/1998	WD	Q	I		127,600
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: MINER JANICE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 U2 L2 W6 D2 L2 PTO=[YR=1998] N10 DCK=[YR=2009] N22 W20 S22 E20$ W23 S10 E23$ W23 U2 L2 W4 D2 L2 W2 S33 E11 N2 E6 FOP=[YR=1998] S2 E10 N2 W2 N4 W6 S4 W2 $ E2 N4 E6 S4 E11 FGR=[YR=1998] S22 E22 N22 W22 $ E22 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	0810	CONCRETE A	0	0	0	0	720.00	SF	6.50	6.50	100	1998	1998	3	75	3,510	
2	0810	CONCRETE A	0	0	40	3	120.00	SF	6.50	6.50	100	1998	1998	3	75	585	

LAND DESCRIPTION

TOTAL OB/XF 4,095

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