

LOT 38
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

RODRIGUEZ AUDREY A L/E/
2638 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0038-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	05	AVERAGE 100								0900	01	1,767	127.1900	158.99	280,935	1996	1996	0	0	0	13.25	86.75	VALUATION BY																
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 1998										Heated Area: 1469										HX Base Yr 1998									
Roof Cover	03	COMP SHNGL 100																		BUILDING MARKET VALUE										243,711									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										3,220									
Interior Floo	14	CARPET 80																		TOTAL LAND VALUE - MARKET										180,000									
Interior Floo	11	CLAY TILE 20																		TOTAL MARKET VALUE										426,931									
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										265,112									
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										161,819									
Bedrooms		3 100																		TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2 100																		BASE TAXABLE VALUE										111,819									
Frame	02	WOOD FRAME 100																		TOTAL JUST VALUE										426,931									
Stories	1.	1. 100																		NCON VALUE										0									
Units	0	0 100																		INCOME VALUE																			
Occupancy	00	NONE 100																		PREVIOUS YEAR MKT VALUE										344,850									