

LOT 42
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

RUGGIERO DONALD & TYLENE
2676 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0042-0000



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	13	LVT/LAMMT 80
Interior Floo	14	CARPET 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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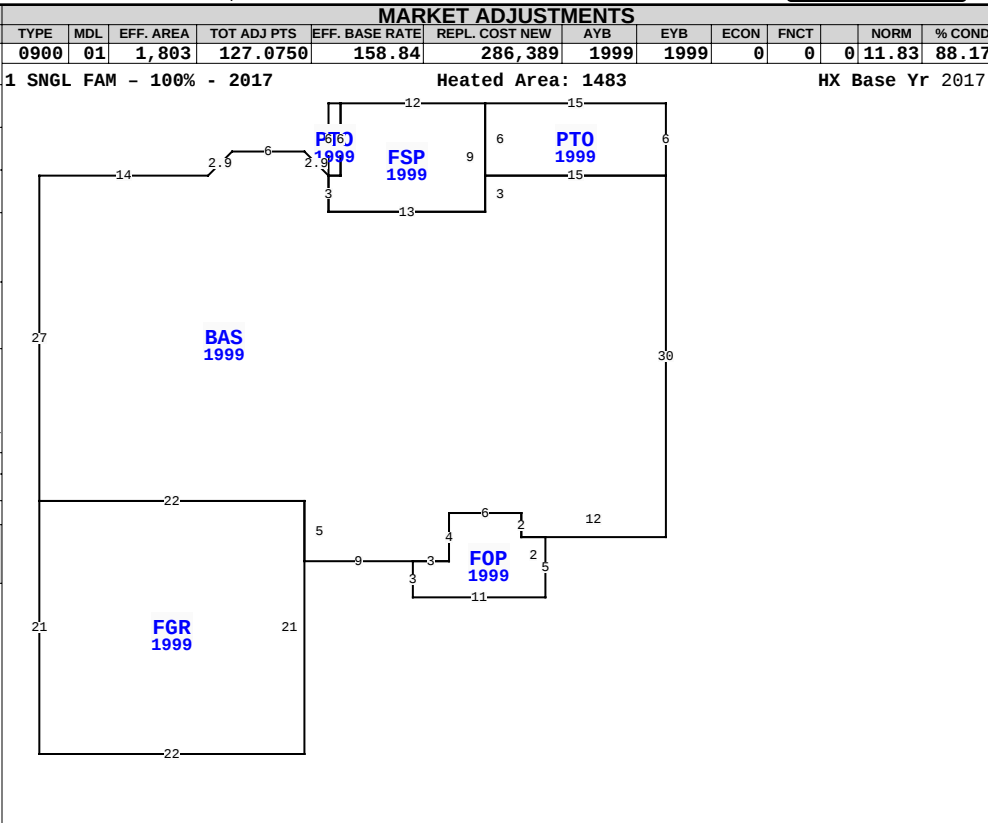
NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1,483	207,693
FGR	462	55	254	35,572
FOP	61	30	18	2,521
FSP	111	40	44	6,162
PTO	6	5	0	0
PTO	90	5	4	560

TOTALS	2,213		1,803	252,509
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0810	CONCRETE A	0 100	0	0	734.00	SF	6.50	
3	0810	CONCRETE A	0 100	35	3	105.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	



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

TOTAL OB/XF									
7,105									

TOTAL OB/XF									
7,105									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		252,509	
TOTAL MARKET OB/XF VALUE		7,105	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		439,614	
SOH/AGL Deduction		202,374	
ASSESSED VALUE		237,240	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		187,240	
TOTAL JUST VALUE		439,614	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		354,650	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906109	NEW CONSTR	76,370	05/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2039/0728	4/07/2016	WD Q	I	01	
SALE PRICE					
238,000					
GRANTOR: BURLINGAME BRYAN M ET					
GRANTEE: RUGGIERO DONALD & T					
1845/1079	2/25/2013	QC U	I	11	100
GRANTOR: BURLINGAME BRYAN M ET					
GRANTEE: BURLINGAME BRYAN M					

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=1999] W15 FSP=[YR=1999] W12 PTO=[YR=1999] W1 S6 BAS=[YR=1999] L2 U2 W6 D2 L2 W14 S27 FGR=[YR=1999] S21 E22N21 W22 \$ E22 S5 E9 FOP=[YR=1999] S3 E11 N5 W2 N2 W6 S4 W3 \$ E3 N4 E6 S2 E12 N30 W15 S3 W13 N3\$ E1 N6 \$ S6 W1 S3 E13 N9 \$ S6E15 N6 \$.									