LOT 44
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

KRAMER CHRISTOPHER
2692 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

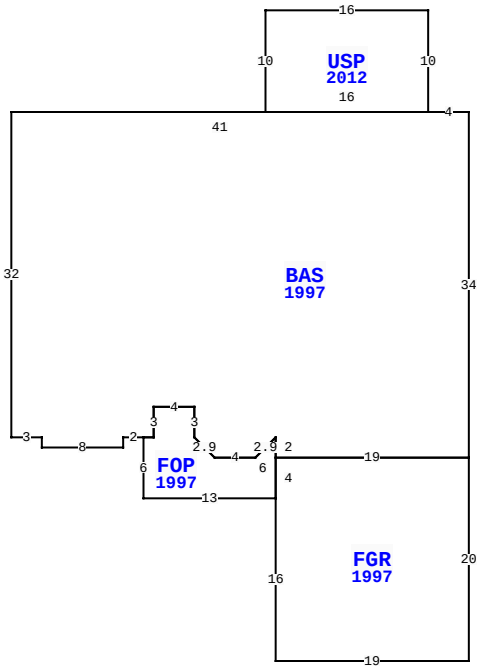
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,486	100	1,486	207,468
FGR	380	55	209	29,180
FOP	78	30	23	3,211
USP	160	30	48	6,702
TOTALS	2,104		1,766	246,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,766	127.6500	159.56	281,783	1997	1997	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2021 Heated Area: 1486 HX Base Yr 2021



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

2692 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		246,560
TOTAL MARKET OB/XF VALUE		3,193
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		429,753
SOH/AGL Deduction		153,038
ASSESSED VALUE		276,715
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		226,715
TOTAL JUST VALUE		429,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		346,754

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B26109	ADDITION	3,155	06/01/2012
B0311651	REPAIR/RRF	721	09/01/2003
B9703930	NEW CONSTR	73,470	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2340/1172	2/19/2020	WD	Q	I	01	324,900
GRANTOR: DARBY JUNE A						
GRANTEE: KRAMER CHRISTOPHER						
2337/1266	2/06/2020	QC	U	I	11	100
GRANTOR: DARBY JUNE A REVOCABL						
GRANTEE: DARBY JUNE A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W4 USP=[YR=2012] N10 W16 S10 E16$ W41 S32 E3 S1 E8 N1 E2 FOP=[YR=1997] S6 E13 FGR=[YR=1997] S16 E19 N20 W19 S4$ N6 L2 D2 W4 U2 L2 N3 W4 S3 W1$ E1 N3 E4 S3 R2 D2 E4 U2 R2 S2 E19 N34$.

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	0811	CONCRETE B	0	100	46	16	736.00	SF	5.20	5.20	100	1997	1997	3	73	2,794	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1997	1997	3	73	399	

LAND DESCRIPTION

TOTAL OB/XF 3,193

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	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							

REVIEW DATE 01/12/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS