LOT 46
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HARPER RUBY S & LOUIS C
1910 OCILLA RD
DOUGLAS, GA 31533

2024

00-00-30-021E-0046-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

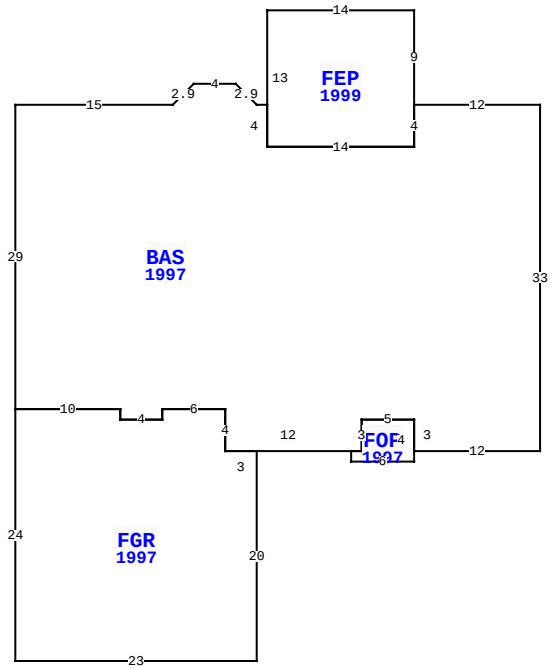
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,515	100	1,515	200,735
FEP	182	80	146	19,345
FGR	536	55	295	39,087
FOP	21	30	6	795
TOTALS	2,254		1,962	259,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,962	121.6033	152.00	298,224	1997	1997	0	0	0	12.83	87.17

1 SNGL FAM – 0% - 0 Heated Area: 1515 HX Base Yr



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

2714 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	259,962
TOTAL MARKET OB/XF VALUE	4,366
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	444,328
SOH/AGL Deduction	51,830
ASSESSED VALUE	392,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	392,498
TOTAL JUST VALUE	444,328
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	356,816

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703840	NEW CONSTR	79,560	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2469/0237	5/26/2021	SW	Q	I	01	331,100
GRANTOR: HPP PROPERTY LLC						
GRANTEE: HARPER RUBY S & LOU						
2469/0236	5/13/2021	QC	U	I	11	100
GRANTOR: HOME PRESERVATION PAR						
GRANTEE: HPP PROPERTY LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W12 FEP=[YR=1999] N9 W14 S13 E14 N4 $ S4 W14 N4 W1 U2 L2 W4 D2 L2 W15 S29 FGR=[YR=1997] S24 E23 N20 W3N4 W6 S1 W4 N1 W10 $ E10 S1 E4N1 E6 S4 E12 FOP=[YR=1997] S1 E6 N4 W5 S3 W1 $ E1 N3 E5 S3 E12 N33$.

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	0812	CONCRETE C	0	0	0	0	1,178.00	SF	4.00	4.00	100	1997	1997	3	73	3,440	
2	0810	CONCRETE A	0	0	0	0	30.00	SF	6.50	6.50	100	1997	1997	3	73	142	
3	1242	WD DECK A	0	0	0	0	392.00	SF	10.00	10.00	100	1999	1999	3	20	784	

LAND DESCRIPTION

TOTAL OB/XF 4,366

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 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS