LOT 68
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

VITORI DAVID & CARRIE ELLEN
2673 LE SABRE PL
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

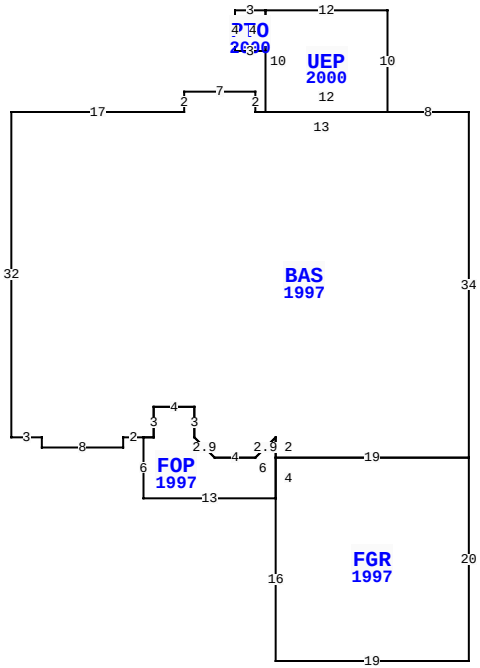
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,500	100	1,500	215,560
FGR	380	55	209	30,034
FOP	78	30	23	3,305
PTO	12	5	1	144
UEP	120	60	72	10,347
TOTALS	2,090		1,805	259,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,805	128.5700	160.71	290,082	1997	2002	0	0	0	10.58	89.42

1 SNGL FAM – 100% - 2015 Heated Area: 1500 HX Base Yr 2015



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

2673 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,391
TOTAL MARKET OB/XF VALUE		6,287
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		445,678
SOH/AGL Deduction		239,013
ASSESSED VALUE		206,665
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		151,665
TOTAL JUST VALUE		445,678
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		358,422

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006816	ADDITION	13,406	02/01/2000
B9703929	NEW CONSTR	73,050	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1942/0430	10/10/2014	WD	Q	I	01	205,000
GRANTOR: KING SHIRLEY N						
GRANTEE: VITORI DAVID & CARR						
0803/1092	8/19/1997	WD	Q	I		116,100
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: KING SHIRLEY N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W8 UEP=[YR=2000] N10 W12 PTO=[YR=2000] W3 S4 E3 N4$S10 E12 $ W13 N2 W7 S2 W17 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 D2 R2 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	80	2,800	
2	0811	CONCRETE B	0	100	45	16	720.00	SF	5.20	5.20	100	1997	1997	3	73	2,733	
3	0810	CONCRETE A	0	100	3	26	78.00	SF	6.50	6.50	100	1997	1997	3	73	370	
4	0810	CONCRETE A	0	100	3	27	81.00	SF	6.50	6.50	100	1997	1997	3	73	384	

LAND DESCRIPTION

TOTAL OB/XF 6,287

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 05/07/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS