

LOT 97  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

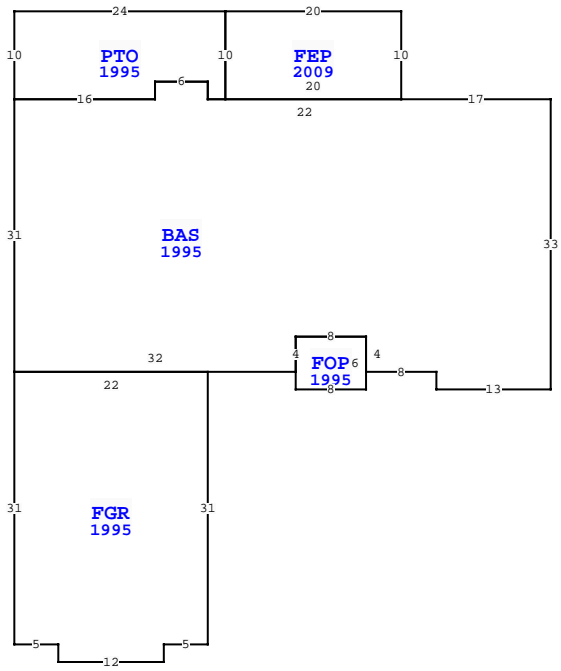
CANTINI DONALD M & SUZANNE M  
2158 CIERA LANE  
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0097-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	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
BAS	1,897	100	1,897
FEP	200	80	160
FGR	706	55	388
FOP	48	30	14
PTO	228	5	11
TOTALS	3,079		2,470
			316,591

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,470	119.2320	149.04	368,129	1995	1995	0	0	14.00	86.00
1 SNGL FAM - 100% - 1996 Heated Area: 1897 HX Base Yr 1996											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		316,591	
TOTAL MARKET OB/XF VALUE		19,010	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		515,601	
SOH/AGL Deduction		311,499	
ASSESSED VALUE		204,102	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		154,102	
TOTAL JUST VALUE		515,601	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		409,175	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22651	REMODEL	2,200	07/01/2009
B9602976	SWIM POOL	14,000	05/01/1996
B9501587	NEW CONSTR	139,900	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/1916	4/20/1995	WD	Q	I		141,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CANTINI DONALD M &						
0720/1990	12/30/1994	RD	U	V	09	40,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

EXTRA FEATURES																
L N	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	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	77	2,695	
2	0812	CONCRETE C	0	100	0	1,509.00	SF	4.00	4.00	100	1995	1995	3	70	4,225	
3	0861	POOL GUNIT	0	100	0	464.00	SF	85.00	85.00	100	1996	1996	3	20	7,888	
4	0845	KOOL DECK	0	100	0	805.00	SF	7.25	7.25	100	1996	1996	3	72	4,202	

TOTAL OB/XF											
19,010											

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1995] W17 FEP=[YR=2009] N10 W20 PTO=[YR=1995] W24 S10 E16 N2 E6 S2 E2 N10 \$ S10 E20 \$ W22 N2 W6 S2 W16 S31 FGR=[YR=1995] S31 E5 S2 E12 N2 E5 N31 W22 \$ E32 FOP=[YR=1995] S2 E8 N6 W8 S4 \$ N4 E8 S4 E8 S2 E13 N33 \$ .											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							