

LOT 98
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

LOPEZ MINERVA & REINALDO
2142 CIERA LANE
FERNANDINA BEACH, FL 32034

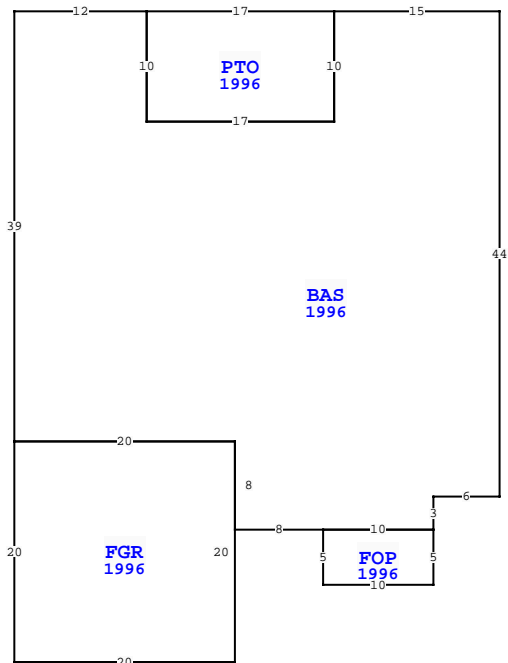
2024

00-00-30-021E-0098-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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	1,720	100	1,720
FGR	400	55	220
FOP	50	30	15
PTO	170	5	8
TOTALS	2,340		1,963
			263,611

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	1,963	120.4763	150.60	295,628	1996	2001	0	0	10.83	89.17	
1 SNGL FAM - 100% - 1997 Heated Area: 1720 HX Base Yr 1997												



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			263,611
TOTAL MARKET OB/XF VALUE			11,922
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			455,533
SOH/AGL Deduction			271,462
ASSESSED VALUE			184,071
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			134,071
TOTAL JUST VALUE			455,533
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			366,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1709601	WINDOWS	8,508	10/30/2017
B9603116	SWIM POOL	10,500	07/01/1996
B9502286	NEW CONSTR	109,000	10/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0885/1064	6/02/1999	QC	U	I	01	51,800
GRANTOR: LOPEZ MINERVA						
GRANTEE: LOPEZ MINERVA & REI						
0753/0206	3/04/1996	WD	Q	I		109,900
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: LOPEZ MINERVA						

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
1	0811	CONCRETE B	0 100	0	0	747.00	SF	5.20	5.20	100	1996	1996
2	0810	CONCRETE A	0 100	0	0	91.00	SF	6.50	6.50	100	1996	1996
3	0810	CONCRETE A	0 100	4	3	12.00	SF	6.50	6.50	100	1996	1996
4	0861	POOL GUNIT	0 100	0	0	326.00	SF	85.00	85.00	100	1996	1996
5	0845	KOOL DECK	0 100	0	0	594.00	SF	7.25	7.25	100	1996	1996

TOTAL OB/XF												
11,922												
BLD DATE	03/03/2023	NW	LGL DATE									
XF DATE			LAND DATE									
INC DATE			AG DATE									

BUILDING NOTES												
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BUILDING DIMENSIONS
 BAS=[YR=1996] W15 PTO=[YR=1996] W17 S10 E17 N10 \$ S10 W17 N10
 W12 S39 FGR=[YR=1996] S20 E20 N20 W20 \$ E20 S8 E8
 FOP=[YR=1996] S5 E10 N5 W10 \$ E10 N3 E6 N44 \$.

LAND DESCRIPTION													TOTAL OB/XF												
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								