LOT 99
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85288

2024

00-00-30-021E-0099-0000

BUILDING CHARACTERISTICS

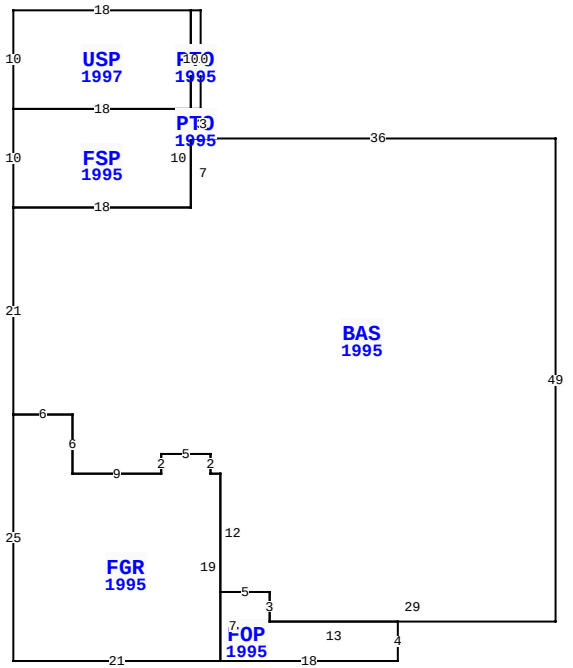
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2,193	100	2,193	274,610
FGR	445	55	245	30,679
FOP	87	30	26	3,256
FSP	180	40	72	9,016
PTO	3	5	0	0
PTO	10	5	0	0
USP	180	30	54	6,762
TOTALS	3,098		2,590	324,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,590	114.8160	143.52	371,717	1995	1997	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 1996 Heated Area: 2193 HX Base Yr 1996



2130 CIERA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	324,323
TOTAL MARKET OB/XF VALUE	4,202
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	508,525
SOH/AGL Deduction	306,419
ASSESSED VALUE	202,106
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	152,106
TOTAL JUST VALUE	508,525
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	399,327

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603523	ADDITION	2,547	12/01/1996
B9502218	XFOB	2,040	09/01/1995
B9501714	NEW CONSTR	114,900	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2694/812	2/12/2024	WD	U	I	37	481,700
GRANTOR: LARIOSA AGUSTIN G & B						
GRANTEE: OPENDOOR PROPERTY T						
0731/0153	6/07/1995	WD	Q	I		118,100
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: LARIOSA AGUSTIN G &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W36 PTO=[YR=1995] N3 PTO=[YR=1995] N10 W1 USP=[YR=1997] W18 S10 FSP=[YR=1995] S10 E18 N10 W18$ E18 N10$ S10 E1$ W1 S3 E1$ W1 S7 W18 S21 FGR=[YR=1995] S25 E21 FOP=[YR=1995] E18 N4 W13 N3 W5 S7 $ N19 W1 N2 W5 S2 W9 N6 W6 $ E6 S6 E9 N2 E5 S2 E1 S12 E5 S3 E29 N49 $.

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	0	0	898.00	SF	5.20	5.20	100	1995	1995	3	70	3,269	
2	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	1995	1995	3	70	91	
3	0940	SHEDS/PORT	0	100	10	12	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
4	1076	TRELLIS A	0	100	9	9	81.00	SF	7.50	7.50	100	1997	1997	3	20	122	

LAND DESCRIPTION

TOTAL OB/XF 4,202

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