

LOT 101
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

O'ROARK NANCY F
2116 CIERA LN
FERNANDINA BEACH, FL 32034

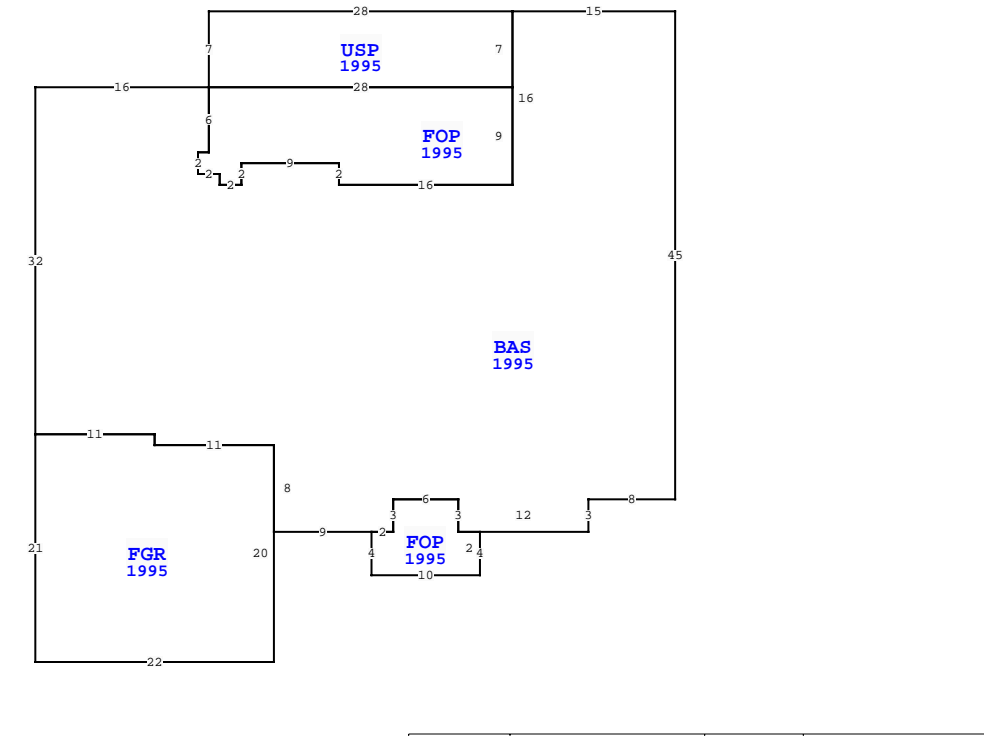
2024

00-00-30-021E-0101-0000



ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floor	14	CARPET 80
Interior Floor	11	CLAY TILE 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

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0900	01	2,454	121.5504	151.94	372,861	1995	1999	0	0	11.65 88.35



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	2,060	100	2,060	276,532
FGR	451	55	248	33,291
FOP	58	30	17	2,282
FOP	235	30	70	9,397
USP	196	30	59	7,920
TOTALS	3,000		2,454	329,423

NASSAU COUNTY PROPERTY			PAGE 1 of 1	8
VALUATION SUMMARY				
VALUATION BY				STANDARD
Tax Group: 8				Tax Dist:
BUILDING MARKET VALUE				329,423
TOTAL MARKET OB/XF VALUE				6,151
TOTAL LAND VALUE - MARKET				180,000
TOTAL MARKET VALUE				515,574
SOH/AGL Deduction				242,882
ASSESSED VALUE				272,692
TOTAL EXEMPTION VALUE	HX HB			50,000
BASE TAXABLE VALUE				222,692
TOTAL JUST VALUE				515,574
NCON VALUE				0
INCOME VALUE				
PREVIOUS YEAR MKT VALUE				404,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213122	REPAIR/RRF	9,800	09/03/2012
B9501864	NEW CONSTR	150,000	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0834	6/18/2012	WD Q	Q	I	02	196,000

GRANTOR: FEDERAL NATIONAL MORT
GRANTEE: O'ROARK NANCY F
1784/0718 3/12/2012 QC U I 11 100
GRANTOR: BANK OF AMERICA NATIO
GRANTEE: FEDERAL NATIONAL MI

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	0811	CONCRETE B	0	100	53	16	SF	5.20	5.20	100	1995	1995	3	70	3,087	
3	0810	CONCRETE A	0	100	27	3	SF	6.50	6.50	100	1995	1995	3	70	369	

2116 CIERA LN, FERNANDINA BEACH											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=1995] W15 USP=[YR=1995] W28 S7 FOP=[YR=1995] S6 W1 S2 E2 S1 E2 N2 E9 S2 E16 N9 W28 \$ E28 N7 \$ S16 W16 N2 W9 S2 W2 N1 W2 N2 E1 N6 W16 S32 FGR=[YR=1995] S21 E22 N20 W11 N1 W11 \$ E11 S1 E11 S8 E9 FOP=[YR=1995] S4 E10 N4 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E12 N3 E8 N45 \$.										

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							