

LOT 102
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

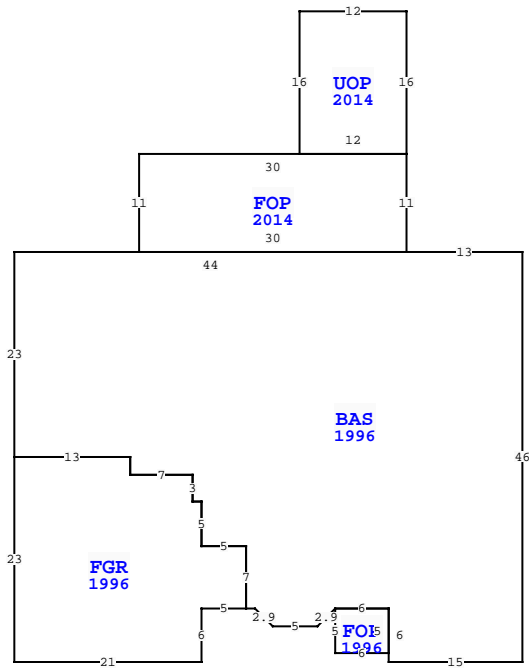
KEELEY PETER N & PAMELA
2108 CIERA LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021E-0102-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	20	FACE BRICK	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	11	CLAY TILE	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	2,011	100	2,011
FGR	499	55	274
FOP	30	30	9
FOP	330	30	99
UOP	192	20	38
TOTALS	3,062		2,431

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,431	123.5192	154.40	375,346	1996	1998	0	0	14.03	85.97
1 SNGL FAM - 100% - 2018 Heated Area: 2011 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			322,685
TOTAL MARKET OB/XF VALUE			4,201
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			506,886
SOH/AGL Deduction			199,432
ASSESSED VALUE			307,454
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			257,454
TOTAL JUST VALUE			506,886
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,408

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1429455	CCVD PTO	8,237	10/01/2014
B9502213	NEW CONSTR	124,000	09/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2140/0281	8/10/2017	WD Q	Q	I	01	373,000

BUILDING NOTES						
GRANTOR: STAMEY KARL & MONIKA						
GRANTEE: KEELEY PETER N & PA						
1883/1006	9/27/2013	WD Q	Q	I	02	198,800
GRANTOR: WINTERS-FEATHERSTON T						
GRANTEE: STAMEY KARL & MONIK						

BUILDING DIMENSIONS						
BAS=[YR=1996] W13 FOP=[YR=2014] N11 UOP=[YR=2014] N16 W12 S16 E12\$ W30 S11 E30\$ W44 S23 FGR=[YR=1996] S23 E21 N6 E5 N7 W5 N5 W1 N3 W7 N2 W13\$ E13 S2 E7 S3 E1 S5 E5 S7 E1 D2 R2 E5 U2 R2 FOP=[YR=1996] S5 E6 N5 W6 \$ E6 S6 E15 N46 \$.						

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	0812	CONCRETE C	0	100	0	1,306.00	SF	4.00	4.00	100	1996	1996	3	72	3,761	
2	0810	CONCRETE A	0	100	0	94.00	SF	6.50	6.50	100	1996	1996	3	72	440	

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	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							