



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floop	13	LVT/LAMMT 100
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
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NEIGHBORHOOD/LOC	2025.00
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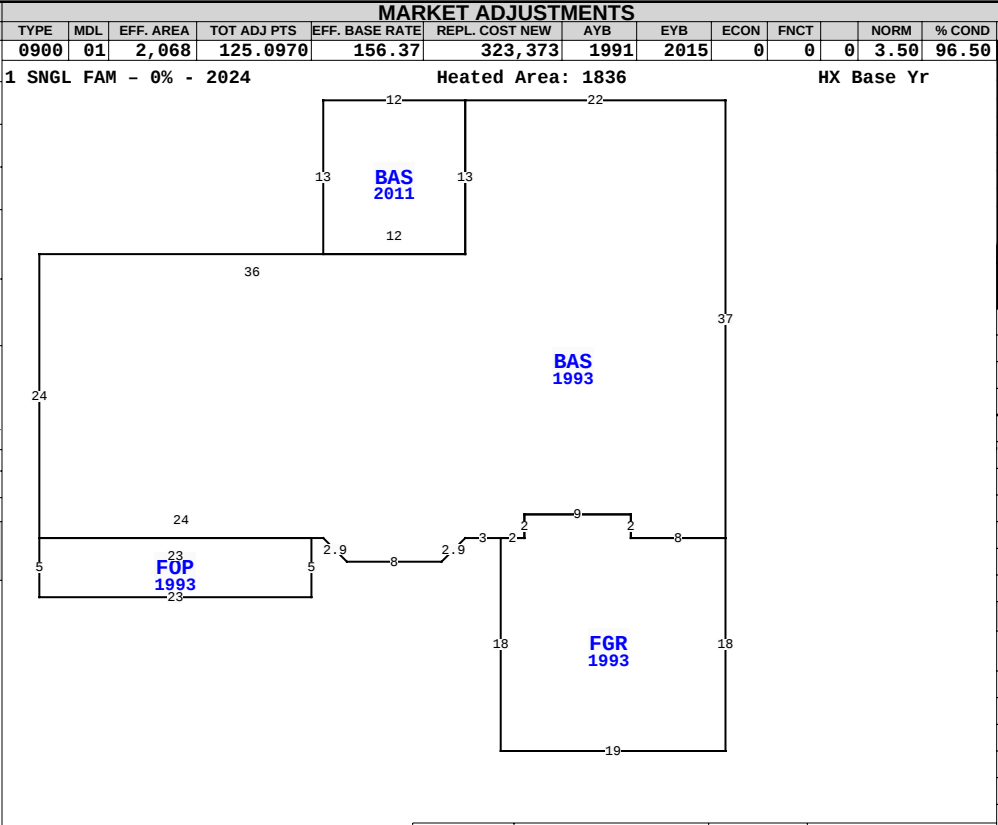
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	253,507
BAS	156	100	156	23,540
FGR	360	55	198	29,877
FOP	115	30	34	5,131

TOTALS	2,311	2,068	312,055
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	
3	0811	CONCRETE B	0	0	0	0	899.00	SF	5.20	5.20	
4	0845	KOOL DECK	0	0	0	0	443.00	SF	7.25	7.25	
5	1242	WD DECK A	0	0	16	24	384.00	SF	7.50	7.50	
6	0476	VF 6 SBPL	0	0	0	0	20.00	LF	32.00	32.00	
7	0855	CONC PAVER	0	0	0	0	533.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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1828 STERLING LN, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
2	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	100	1991	1991	3	20	7,650	
3	0811	CONCRETE B	0	0	0	0	899.00	SF	5.20	5.20	100	1991	1991	3	62	2,898	
4	0845	KOOL DECK	0	0	0	0	443.00	SF	7.25	7.25	100	1991	1991	3	62	1,991	
5	1242	WD DECK A	0	0	16	24	384.00	SF	7.50	7.50	100	2000	2000	3	20	576	
6	0476	VF 6 SBPL	0	0	0	0	20.00	LF	32.00	32.00	100	2000	2000	3	52	333	
7	0855	CONC PAVER	0	0	0	0	533.00	SF	10.00	10.00	100	2022	2022	3	100	5,330	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE	01/31/2024	BY	KBA
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NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 8										Tax Dist:	
BUILDING MARKET VALUE										312,055	
TOTAL MARKET OB/XF VALUE										21,228	
TOTAL LAND VALUE - MARKET										180,000	
TOTAL MARKET VALUE										513,283	
SOH/AGL Deduction										0	
ASSESSED VALUE										513,283	
TOTAL EXEMPTION VALUE										0	
BASE TAXABLE VALUE										513,283	
TOTAL JUST VALUE										513,283	
NCON VALUE										0	
INCOME VALUE										0	
PREVIOUS YEAR MKT VALUE										488,072	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7148	SWIM POOL	8,500	04/11/1991
6918	NEW CONSTR	68,051	01/03/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2673/1308	10/12/2023	WD	U	I	11	100	
GRANTOR: RZEPNY ELIZABETH & JO							
GRANTEE: 1828 STERLING LLC							
2633/816	4/19/2023	WD	Q	I	01	679,000	
GRANTOR: VANDERWALL ROBERT L &							
GRANTEE: RZEPNY ELIZABETH &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W22 BAS=[YR=2011] W12 S13 E12 N13\$ S13 W36 S24 FOP=[YR=1993] S5 E23 N5 W23\$ E24 D2 R2 E8 U2 R2 E3 FGR=[YR=1993] S18 E19 N18 W8 N2 W9 S2 W2\$ E2 N2 E9 S2 E8 N37\$.											