

LOT 8
IN OR 618 PG 54
EGANS BLUFF NORTH PB 5/272

HELTON H NEIL & PAMELA R
1726 STERLING CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0008-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	1,679	214,452
BAS	551	100	551	70,377
FGR	388	55	213	27,206
FOP	285	30	86	10,985
FST	49	55	27	3,449
TOTALS	2,952		2,556	326,467

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
2	0812	CONCRETE C	0 100	0	0	656.00	SF	4.00	
3	0812	CONCRETE C	0 100	0	0	1,217.00	SF	4.00	
4	0810	CONCRETE A	0 100	0	0	105.00	SF	6.50	
5	0811	CONCRETE B	0 100	0	0	272.00	SF	5.20	
6	0855	CONC PAVER	0 100	0	0	1,002.00	SF	7.00	
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	
8	0819	CONC 12"	0 100	5	4	20.00	SF	9.50	
9	0855	CONC PAVER	0 100	0	0	518.00	SF	7.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,556	118.1280	147.66	377,419	1991	1995		0	0	13.50	86.50
1 SNGL FAM - 100% - 1992 Heated Area: 2230 HX Base Yr 1992												

TOTAL OB/XF 21,317												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991
2	0812	CONCRETE C	0 100	0	0	656.00	SF	4.00	4.00	100	1991	1991
3	0812	CONCRETE C	0 100	0	0	1,217.00	SF	4.00	4.00	100	1993	1993
4	0810	CONCRETE A	0 100	0	0	105.00	SF	6.50	6.50	100	1993	1993
5	0811	CONCRETE B	0 100	0	0	272.00	SF	5.20	5.20	100	2014	2014
6	0855	CONC PAVER	0 100	0	0	1,002.00	SF	7.00	7.00	100	2014	2014
7	0940	SHEDS/PORT	0 100	12	8	96.00	SF	30.00	30.00	100	2014	2014
8	0819	CONC 12"	0 100	5	4	20.00	SF	9.50	9.50	100	2014	2014
9	0855	CONC PAVER	0 100	0	0	518.00	SF	7.00	7.00	100	2018	2018

TOTAL OB/XF 21,317												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		326,467	
TOTAL MARKET OB/XF VALUE		21,317	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		527,784	
SOH/AGL Deduction		326,622	
ASSESSED VALUE		201,162	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		151,162	
TOTAL JUST VALUE		527,784	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		513,674	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428350	DRIVEWAY	1,900	02/01/2014
B9501861	ADDITION	20,160	04/01/1995

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0618/0054	1/29/1991	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: HELTON H NEIL & PAM					
0618/0053	1/29/1991	WD	Q	V	
GRANTOR: MIDLAND GROUP					
GRANTEE: SEAWARD HOMES INC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W11 BAS=[YR=1995] N16 W27 S2 W4 FST=[YR=1995] N2 W7 S7 E7 N5 \$ S5 W7 S9 E38 \$ W41 S37 FOP=[YR=1993] S8 E33 FGR=[YR=1993] E19 N19 W6 N3 W9 S3 W4 S19 \$ N11 W7 S3 W26 \$ E26 N3 E7 N8 E4 N3 E9 S3 E6 N5 R2 U2 N4 L2 U2 N13 \$.									