LOT 17
IN OR 1910/815
EGANS BLUFF NORTH PB 5/272

**FORNEY DANIEL P & DEBORAH K**
2713 DELOREAN ST
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-021N-0017-0000**

## BUILDING CHARACTERISTICS

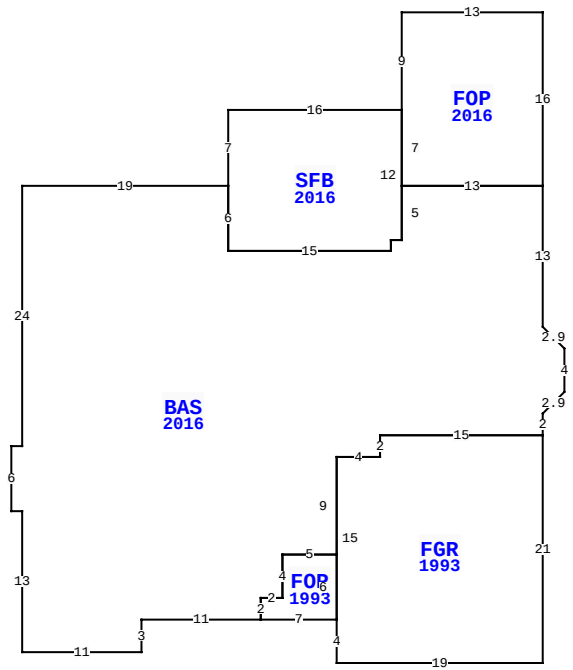
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 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 | 2025.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,527 | 100 | 1,527 | 211,585 |
| FGR | 391 | 55 | 215 | 29,791 |
| FOP | 34 | 30 | 10 | 1,386 |
| FOP | 208 | 30 | 62 | 8,591 |
| SFB | 207 | 80 | 166 | 23,002 |
| TOTALS | 2,367 | | 1,980 | 274,355 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,980 | 131.1828 | 163.98 | 324,680 | 1992 | 1992 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM – 100% - 2015 Heated Area: 1693 HX Base Yr 2015




2713 DELOREAN ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | 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 | | 274,355 |
| TOTAL MARKET OB/XF VALUE | | 8,625 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 462,980 |
| SOH/AGL Deduction | | 234,268 |
| ASSESSED VALUE | | 228,712 |
| TOTAL EXEMPTION VALUE | HX HB VX | 55,000 |
| BASE TAXABLE VALUE | | 173,712 |
| TOTAL JUST VALUE | | 462,980 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 450,995 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1632891 | SUNROOM | 0 | 08/23/2016 |
| B20356 | REMODEL | 8,000 | 08/01/2007 |
| 8384 | NEW CONSTR | 59,310 | 09/17/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1910/0815 | 4/02/2014 | WD | Q | I | 02 | 245,000 |
| GRANTOR: SCHINDLER DIANN | | | | | | |
| GRANTEE: FORNEY DANIEL PRICE | | | | | | |
| 1501/1444 | 5/29/2007 | WD | Q | I | | 238,500 |
| GRANTOR: SCHROEDER STACEY L | | | | | | |
| GRANTEE: SCHINDLER DIANN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2016] W13 S9 SFB=[YR=2016] W16 S7 BAS=[YR=2016] W19 S24 W1 S6 E1 S13 E11 N3 E11 FOP=[YR=1993] E7 FGR=[YR=1993] S4 E19 N21 W15 S2 W4 S15$ N6 W5 S4 W2S2$ N2 E2 N4 E5 N9 E4 N2 E15 N2 R2 U2 N4 L2 U2 N13 W13 S5 W1S1 W15 N6$ S6 E15 N1E1 N12$ S7 E13 N16$.

## 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 | 856.00 | SF | 5.20 | 5.20 | 100 | 1992 | 1992 | 3 | 64 | 2,849 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1992 | 1992 | 3 | 72 | 2,520 | |
| 3 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 198.00 | SF | 5.20 | 5.20 | 100 | 2012 | 2012 | 3 | 93 | 958 | |
| 4 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 95.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 96 | 638 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 247.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 96 | 1,660 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,625

| 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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 08/06/2024 BY SYS