LOT 22
EGANS BLUFF NORTH PB 5/272

CARIS JILL A
2659 DELOREAN ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0022-0000

BUILDING CHARACTERISTICS

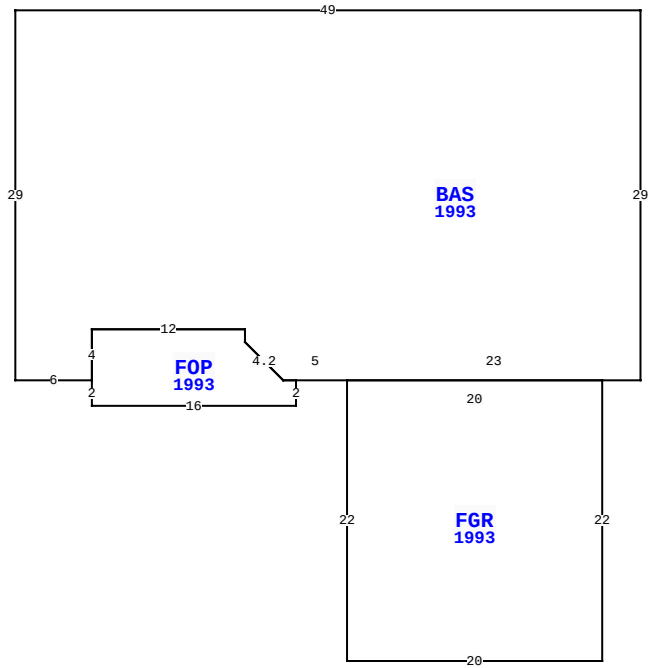
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,369	100	1,369	201,241
FGR	440	55	242	35,573
FOP	85	30	26	3,822
TOTALS	1,894		1,637	240,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,637	135.9507	169.94	278,192	1991	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2023 Heated Area: 1369 HX Base Yr 2023



2659 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		240,636
TOTAL MARKET OB/XF VALUE		39,036
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		459,672
SOH/AGL Deduction		0
ASSESSED VALUE		459,672
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		409,672
TOTAL JUST VALUE		459,672
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P1216223	REMBATHS	0	11/01/2012
B1226522	REPAIR/RRF	6,915	10/01/2012
B24389	REPAIR/RRF	3,567	02/01/2011
B0617918	XFOB	8,177	06/01/2006
B0617199	SWIM POOL	37,590	01/01/2005
6958	NEW CONSTR	51,701	01/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2522/1159	12/14/2021	WD	Q	I	01	490,000
GRANTOR: GILLIS ANDREW A & ADA						
GRANTEE: CARIS JILL A						
2085/1697	11/29/2016	WD	Q	I	01	275,000
GRANTOR: WALKER RALPH ALAN & A						
GRANTEE: GILLIS ANDREW ARTHU						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 S29 E6 FOP=[YR=1993] S2 E16 N2 W1 U3 L3 N1 W12 S4$ N4 E12 S1 D3 R3 E5 FGR=[YR=1993] S22 E20 N22 W20$ E23 N29$.

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	788.00	SF	5.20	5.20	100	1991	1991	3	62	2,541	
2	0810	CONCRETE A	0	100	34	4	136.00	SF	6.50	6.50	100	1991	1991	3	62	548	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	2,450	
4	0861	POOL GUNIT	0	100	0	0	391.00	SF	85.00	85.00	100	2006	2006	3	44	14,623	
5	0910	SCRN RM L	0	100	0	0	1,212.00	SF	15.00	15.00	100	2006	2006	3	27	4,909	
6	0754	FOP	0	100	16	10	160.00	SF	15.00	15.00	100	2006	2006	3	27	648	
7	0845	KOOL DECK	0	100	0	0	1,261.00	SF	7.25	7.25	100	2006	2006	3	87	7,954	
8	0855	CONC PAVER	0	100	0	0	508.00	SF	10.00	10.00	100	2007	2007	3	88	4,470	
9	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2007	2007	3	31	893	

LAND DESCRIPTION

TOTAL OB/XF 39,036

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