LOT 28
IN OR 2033/91
EGANS BLUFF NORTH PBK 5/272

ACOSTA KIMBERLY C
2611 DELOREAN ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

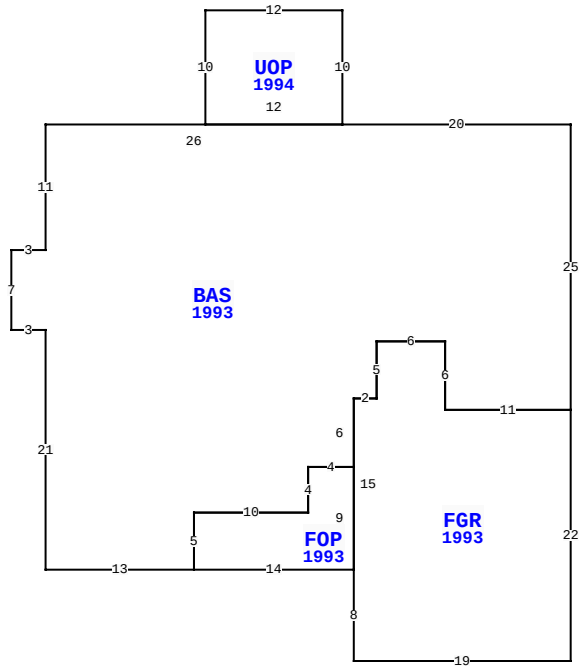
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Architectual	03	COLONIAL 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	1,425	100	1,425	188,599
FGR	456	55	251	33,220
FOP	86	30	26	3,442
UOP	120	20	24	3,176
TOTALS	2,087		1,726	228,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,726	124.2000	155.25	267,962	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 100% - 2017 Heated Area: 1425 HX Base Yr 2017



2611 DELOREAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		228,438
TOTAL MARKET OB/XF VALUE		2,732
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		411,170
SOH/AGL Deduction		234,042
ASSESSED VALUE		177,128
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		127,128
TOTAL JUST VALUE		411,170
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,106

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6519	NEW CONSTR	63,474	11/19/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0091	3/09/2016	WD	Q	I	01	195,000
GRANTOR: CRIBB CARLA ANNETTE &						
GRANTEE: ACOSTA KIMBERLY C						
2010/0431	10/22/2015	FJ	U	I	11	0
GRANTOR: CRIBB JULIA ANN EST						
GRANTEE: CRIBB CARLA A & DAV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=1994] N10 W12 S10 E12$ W26 S11 W3 S7 E3 S21 E13 FOP=[YR=1993] E14 FGR=[YR=1993] S8 E19 N22 W11 N6 W6 S5 W2 S15$ N9 W4 S4 W10 S5$ N5E10 N4 E4 N6 E2 N5 E6 S6 E11 N25$.

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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	66	2,526	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1993	1993	3	66	206	

LAND DESCRIPTION

TOTAL OB/XF 2,732

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