

LOT 29
IN OR 1807/615
EGANS BLUFF NORTH PB 5/272

CAMPBELL PATRICIA A
2603 DELOREAN ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0029-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	05 AVERAGE 90
Exterior Wall	21 STONE 10
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
Units	0 100
Occupancy	00 NONE 100

Quality	06 Quality Level 06
DOR CODE	0100 SINGLE FAMILY

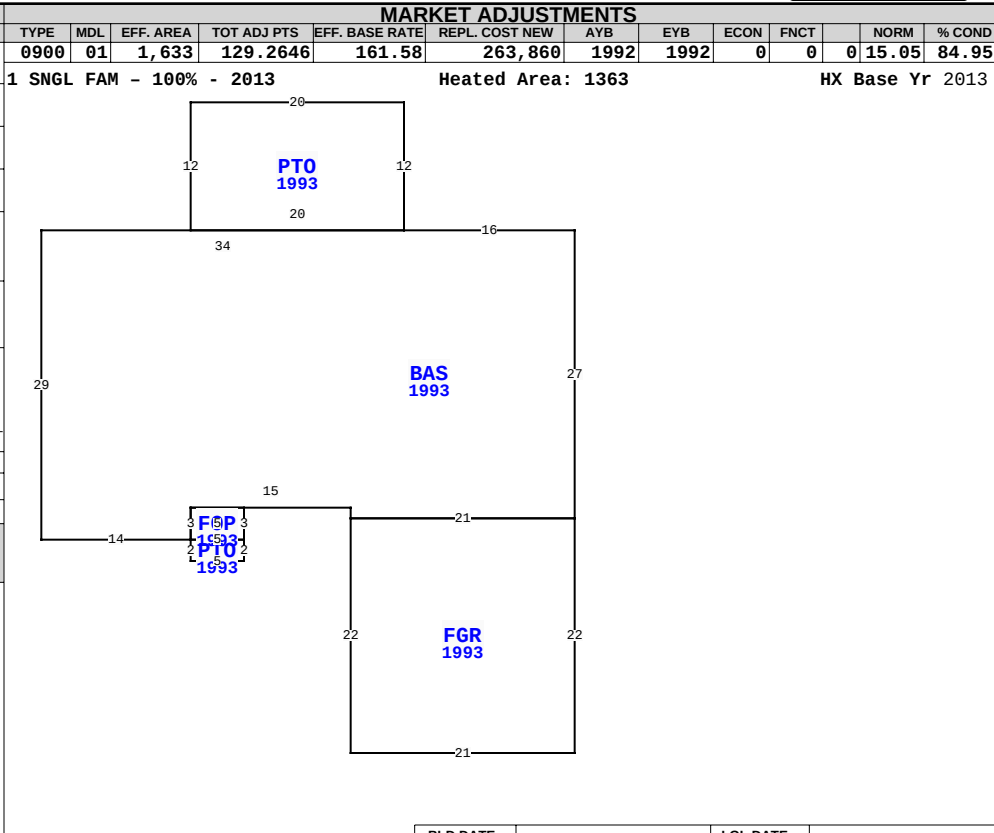
MAP NUM	MKT AREA	02
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NEIGHBORHOOD/LOC	2025.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,363	100	1,363	187,089
FGR	462	55	254	34,864
FOP	15	30	4	549
PTO	10	5	0	0
PTO	240	5	12	1,647

TOTALS	2,090	1,633	224,149
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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0811	CONCRETE B	0	100	0	0	
2	0500	FP-PRE FAB	0	100	0	0	



2603 DELOREAN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE			224,149
TOTAL MARKET OB/XF VALUE			5,332
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			409,481
SOH/AGL Deduction			240,451
ASSESSED VALUE			169,030
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			119,030
TOTAL JUST VALUE			409,481
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			399,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313507	ROOF	7,200	06/01/2013
8067	NEW CONSTR	55,408	05/07/1992

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1807/0615	8/10/2012	WD	U	I	30
GRANTOR: CAMPBELL DANIEL F					SALE PRICE
GRANTEE: CAMPBELL PATRICIA A					
1265/1039	10/13/2004	QC	U	I	06
GRANTOR: CAMPBELL CHRISTOPHER					138,000
GRANTEE: CAMPBELL DANIEL F					173,000

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W16 PT0=[YR=1993] N12 W20 S12 E20 \$ W34 S29 E14	
PT0=[YR=1993] S2 E5 N2 FOP=[YR=1993] N3 W5 S3 E5 \$ W5N3 E15	
S1 FGR=[YR=1993] S22 E21 N22 W21 \$ E21 N27 \$.	

LAND DESCRIPTION		TOTAL OB/XF 5,332															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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