

LOT 37
IN OR 2045/1640
EGANS BLUFF NORTH PB 5/272

MICHENER DONALD B & CHARLOTTA
1821 REATTA LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0037-0000



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 70
Interior Floo	11	CLAY TILE 30
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	100
Occupancy	00	NONE 100

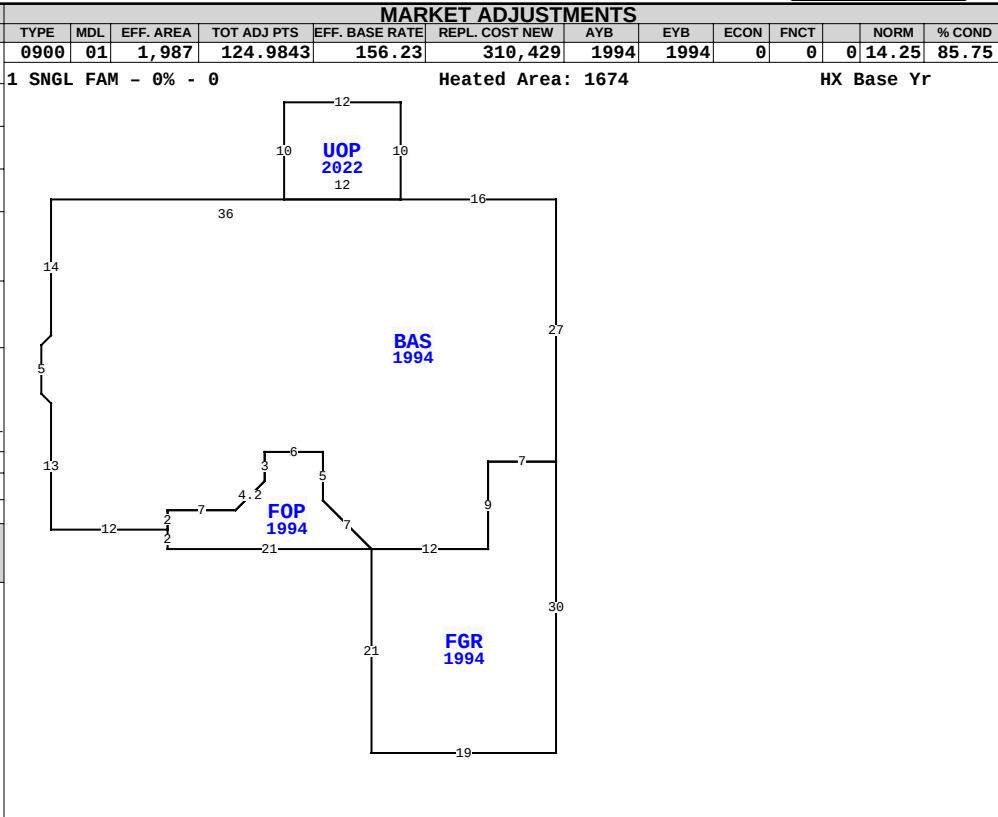
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,674	100	1,674	224,261
FGR	462	55	254	34,027
FOP	117	30	35	4,689
UOP	120	20	24	3,216

TOTALS	2,373	1,987	266,193
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0	0	46	16		736.00	SF 5.20	100	1994
2	0810	CONCRETE A	0	0	26	4		104.00	SF 6.50	100	1994

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0	0003	RSF-2	0.00	0.00	1.00	LT	1.00



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

TOTAL OB/XF											
3,062											

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3,062											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	266,193		
TOTAL MARKET OB/XF VALUE	3,062		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	449,255		
SOH/AGL Deduction	105,612		
ASSESSED VALUE	343,643		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	343,643		
TOTAL JUST VALUE	449,255		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	437,513		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401124	NEW CONSTR	73,822	05/01/1994

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2045/1640	5/09/2016	WD	Q	I	01
GRANTOR: HAND EUGENE J & HELEN					
GRANTEE: MICHENER DONALD B &					
0715/1497	10/10/1994	WD	Q	I	
GRANTOR: SEAWARD HOMES INC					
GRANTEE: HAND EUGENE J & HEL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1994] W16 UOP=[YR=2022] N10 W12 S10 E12 \$ W36 S14 L1 D1 S5 R1 D1 S13 E12 FOP=[YR=1994] S2 E21 FGR=[YR=1994] S21 E19 N30 W7 S9 W12\$ U5 L5 N5 W6 S3 L3 D3 W7 S2 \$ N2 E7 U3 R3 N3 E6 S5 R5 D5 E12 N9 E7 N27 \$.											