LOT 38
EGANS BLUFF NORTH PB 5/272

COOK WALTER B & JOANNA B
1911 REATTA LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0038-0000

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	11	CLAY TILE 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

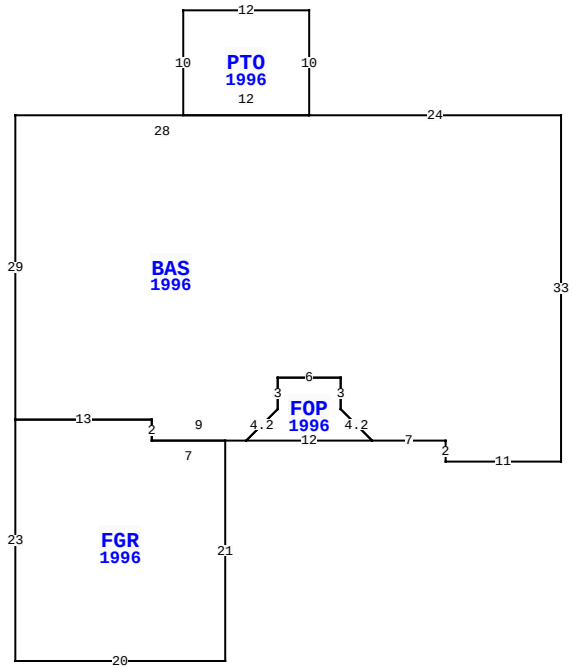
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,563	100	1,563	213,623
FGR	446	55	245	33,486
FOP	45	30	14	1,914
PTO	120	5	6	820
TOTALS	2,174		1,828	249,841

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,828	126.0400	157.55	288,001	1996	1996	0	0	0	13.25	86.75

1 SNGL FAM – 100% - 2023 Heated Area: 1563 HX Base Yr 2023



1911 REATTA LN, 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		249,841
TOTAL MARKET OB/XF VALUE		44,998
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		474,839
SOH/AGL Deduction		108,586
ASSESSED VALUE		366,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		316,253
TOTAL JUST VALUE		474,839
NCON VALUE		38,180
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230010406	861-325 855-748	78,233	08/14/2023
B9502326	NEW CONSTR	60,758	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2530/1546	1/18/2022	WD	Q	I	01	465,000
GRANTOR: BLACK VICKI E BAHAM &						
GRANTEE: COOK WALTER B & JOA						
2133/0276	6/27/2017	WD	Q	I	01	275,000
GRANTOR: WILLIAMS LISA R & JEF						
GRANTEE: BLACK VICKI E BAHAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W24 PTO=[YR=1996] N10 W12 S10 E12$ W28 S29
FGR=[YR=1996] S23 E20 N21 W7 N2 W13$ E13 S2 E9 FOP=[YR=1996]
E12 U3 L3 N3 W6 S3 D3 L3 $ U3 R3 N3 E6 S3 D3 R3 E7
S2E11N33$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	79	2,765	
2	0810	CONCRETE A	0	100	0	0	744.00	SF	6.50	6.50	100	1996	1996	3	72	3,482	
3	0810	CONCRETE A	0	100	0	0	122.00	SF	6.50	6.50	100	1996	1996	3	72	571	
5	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00	85.00	100	2024	2023		100	30,600	
6	0855	CONC PAVER	0	100	0	0	758.00	SF	10.00	10.00	100	2024	2023		100	7,580	

LAND DESCRIPTION

TOTAL OB/XF 44,998

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