LOT 42
IN OR 2169/1668
EGANS BLUFF NORTH PB 5/272

SVENSSON STAFFAN/KELLER DEBRA A
1820 REATTA LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

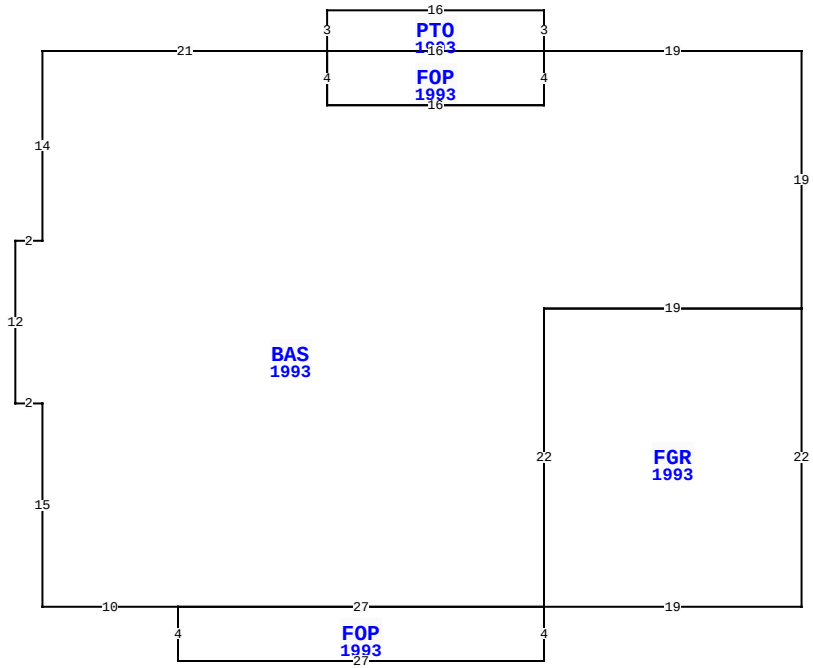
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,838	100	1,838	237,688
FGR	418	55	230	29,743
FOP	64	30	19	2,457
FOP	108	30	32	4,138
PTO	48	5	2	258
TOTALS	2,476		2,121	274,286

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,121	121.7160	152.14	322,689	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2019 Heated Area: 1838 HX Base Yr 2019



1820 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		274,286
TOTAL MARKET OB/XF VALUE		5,485
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		459,771
SOH/AGL Deduction		187,755
ASSESSED VALUE		272,016
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		222,016
TOTAL JUST VALUE		459,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		444,575

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6460	NEW CONSTR	68,821	10/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2169/1668	12/29/2017	SW	U	I	12	219,900
GRANTOR: WILMINGTON SAVS FUND						
GRANTEE: SVENSSON STAFFAN &						
2145/1885	9/18/2017	CT	U	I	18	198,700
GRANTOR: CLERK OF COURT						
GRANTEE: WILMINGTON SAVINGS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N3 W16 S3 FOP=[YR=1993] S4 E16 N4 W16 $ E16 $ S4 W16 N4 W21 S14 W2 S12 E2 S15 E10 FOP=[YR=1993] S4 E27 N4 FGR=[YR=1993] E19 N22 W19 S22 $ W27 $ E27 N22 E19 N19 $.

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	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	891.00	SF	5.20	5.20	100	1992	1992	3	64	2,965	

LAND DESCRIPTION

TOTAL OB/XF 5,485

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