LOT 45
IN OR 2038/1410
EGANS BLUFF NORTH PB 5/272

FERNANDES FERNANDO & KARIN
2602 DELOREAN ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

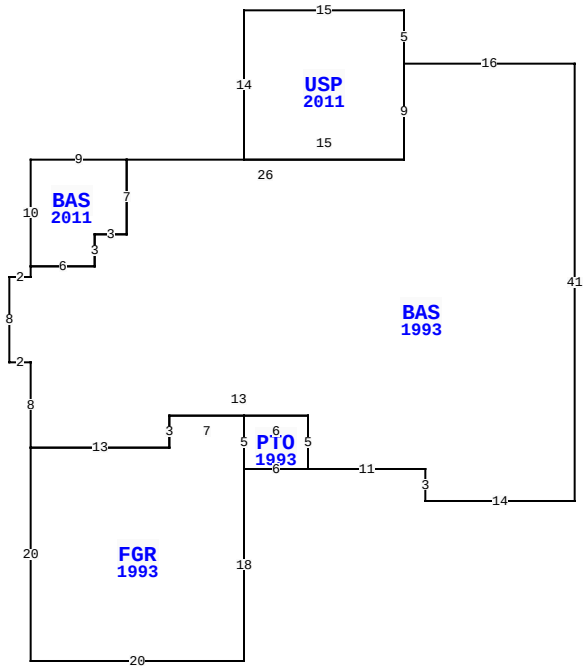
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,509	100	1,509	194,621
BAS	81	100	81	10,446
FGR	421	55	232	29,922
PTO	30	5	2	258
USP	210	30	63	8,125
TOTALS	2,251		1,887	243,373

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,887	124.1954	155.24	292,938	1991	1991	0	0	0	16.92	83.08

1 SNGL FAM – 100% - 2023 Heated Area: 1590 HX Base Yr 2023



2602 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		243,373
TOTAL MARKET OB/XF VALUE		3,388
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		426,761
SOH/AGL Deduction		0
ASSESSED VALUE		426,761
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		376,761
TOTAL JUST VALUE		426,761
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		415,567

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7107	NEW CONSTR	52,145	03/21/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2038/1410	4/05/2016	WD	U	I	38	160,000
GRANTOR: CAUSEY JOSEPH M & SHE						
GRANTEE: FERNANDES FERNANDO						
0764/0843	7/03/1996	WD	Q	I		95,000
GRANTOR: SMITH CAROL A						
GRANTEE: CAUSEY JOSEPH M & S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 USP=[YR=2011] N5 W15 S14 E15 N9$ S9 W26
BAS=[YR=2011] W9 S10 E6 N3 E3 N7$ S7 W3 S3 W6 S1 W2 S8 E2 S8
FGR=[YR=1993] S20 E20 N18 PTO=[YR=1993] E6 N5 W6 S5$ N5 W7 S3
W13$ E13 N3 E13 S5 E11 S3 E14 N41$.

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	0812	CONCRETE C	0	100	0	0	1,366.00	SF	4.00	4.00	100	1991	1991	3	62	3,388	

LAND DESCRIPTION

TOTAL OB/XF 3,388

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