LOT 51
EGANS BLUFF NORTH PB 5/272

SMITH JEFFREY BLAINE & COLEEN
2650 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0051-0000

BUILDING CHARACTERISTICS

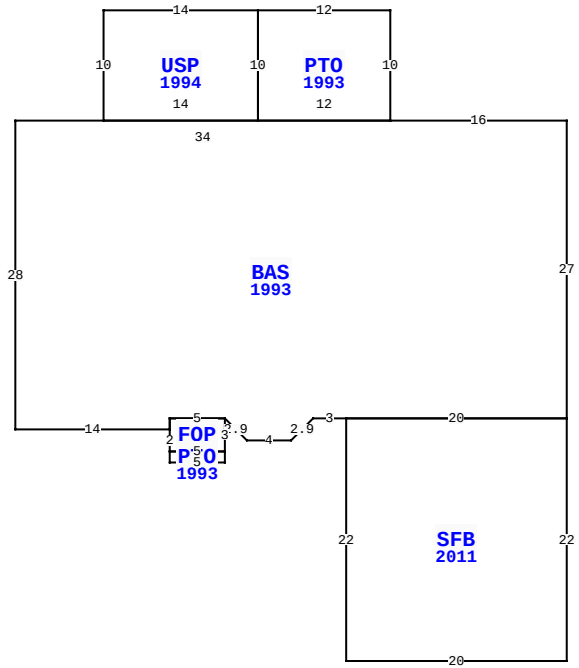
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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
NEIGHBORHOOD/LOC	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1,376	184,342
FOP	15	30	4	536
PTO	5	5	0	0
PTO	120	5	6	804
SFB	440	80	352	47,158
USP	140	30	42	5,627
TOTALS	2,096		1,780	238,466

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,780	125.3500	156.69	278,908	1993	1993	0	0	0	14.50	85.50

1 SNGL FAM – 0% - 0 Heated Area: 1728 HX Base Yr



2650 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

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	238,466
TOTAL MARKET OB/XF VALUE	5,541
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	424,007
SOH/AGL Deduction	104,511
ASSESSED VALUE	319,496
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	319,496
TOTAL JUST VALUE	424,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	413,560

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01026	ADDITION	2,495	05/01/1994
00254	NEW CONSTR	60,683	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2401/0771	10/16/2020	WD	Q	I	01	345,000
GRANTOR: ALVAREZ JOHN B & DARC						
GRANTEE: SMITH JEFFREY BLAIN						
0785/1462	2/25/1997	WD	Q	I		96,500
GRANTOR: LABONTE BARBARA ANNE						
GRANTEE: ALVAREZ JOHN B & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N10 W12 USP=[YR=1994] W14 S10 E14 N10 $ S10 E12 $ W34 S28 E14 FOP=[YR=1993] S2 PTO=[YR=1993] S1 E5 N1 W5 $ E5 N3 W5 S1 $ N1 E5 D2 R2 E4 U2 R2 E3 SFB=[YR=2011] S22 E20 N22 W20 $ E20 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	74	2,590	
2	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	66	2,526	
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1993	1993	3	66	425	

LAND DESCRIPTION

TOTAL OB/XF 5,541

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	0	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