LOT 56
EGANS BLUFF NORTH PB 5/272

BEALL JON DAVID & TAMMY B
1818 LASER COURT
FERNANDINA BEACH, FL 32034

2024

00-00-30-021N-0056-0000

BUILDING CHARACTERISTICS

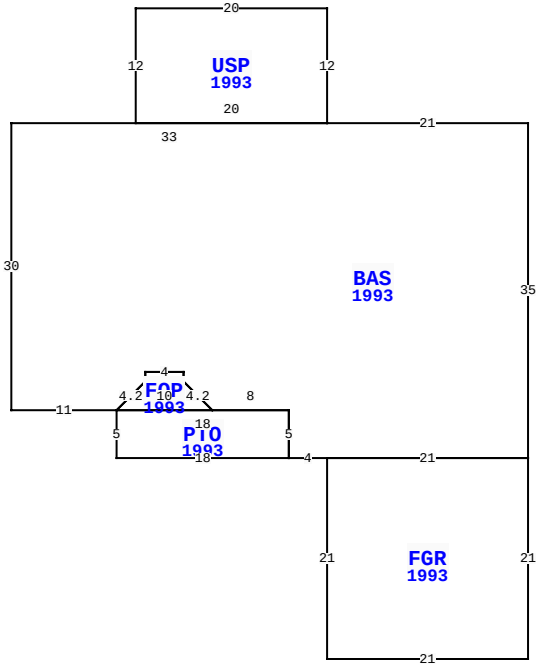
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	1,720	100	1,720	231,235
FGR	441	55	243	32,669
FOP	25	30	8	1,075
PTO	90	5	4	538
USP	240	30	72	9,679
TOTALS	2,516		2,047	275,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,047	126.9002	158.63	324,716	1990	1990	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2024 Heated Area: 1720 HX Base Yr 2024



BLD DATE	07/15/2008 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1818 LASER CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		275,197
TOTAL MARKET OB/XF VALUE		12,317
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		503,514
SOH/AGL Deduction		0
ASSESSED VALUE		503,514
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		453,514
TOTAL JUST VALUE		503,514
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		454,710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6834	SWIM POOL	10,000	11/07/1990
03575	H/AC	1,900	10/25/1990
7011	NEW CONSTR	1,600	10/15/1990
4090	NEW CONSTR	1,500	10/08/1990
6778	NEW CONSTR	62,635	10/05/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2647/130	6/09/2023	WD	Q	I	01	637,000
GRANTOR: DELACRUZ ALFI RAMON &						
GRANTEE: BEALL JON DAVID & T						
2115/1658	4/21/2017	SW	U	I	12	261,500
GRANTOR: FANNIE MAE						
GRANTEE: DELACRUZ ALFI RAMON						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 USP=[YR=1993] N12 W20 S12 E20 $ W33 S30 E11 PTO=[YR=1993] S5 E18 N5 W18 $ FOP=[YR=1993] E10 U3 L3 N1 W4 S1 L3 D3 $ U3 R3 N1 E4 S1 R3 D3 E8 S5 E4 FGR=[YR=1993] S21 E21 N21 W21 $ E21 N35 $.

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	0811	CONCRETE B	0	100	0	0	877.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,713	
2	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	1990	1990	3	20	6,120	
3	0845	KOOL DECK	0	100	0	0	303.00	SF	7.25	7.25	100	1990	1990	3	59.5	1,307	
4	0845	KOOL DECK	0	100	18	12	216.00	SF	7.25	7.25	100	1991	1991	3	62	971	
5	0820	WOOD WALK	0	100	0	0	155.00	SF	11.75	11.75	100	1998	1998	3	40	729	
6	0825	BRICK	0	100	0	0	41.00	SF	12.50	12.50	100	1998	1998	3	93	477	

LAND DESCRIPTION

TOTAL OB/XF 12,317

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		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.20	180,000.00	216,000.00	216,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 08/06/2024 BY SYS