LOT 62
EGANS BLUFF NORTH PB 5/272

VAN DEVELDE JAMES S & PATRICIA
1827 STERLING LN
FERNANDINA BEACH, FL 32034

**2024**

**00-00-30-021N-0062-0000**

## 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 | 13 | LVT/LAMNT 60 |
| Interior Floo | 14 | CARPET 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 |

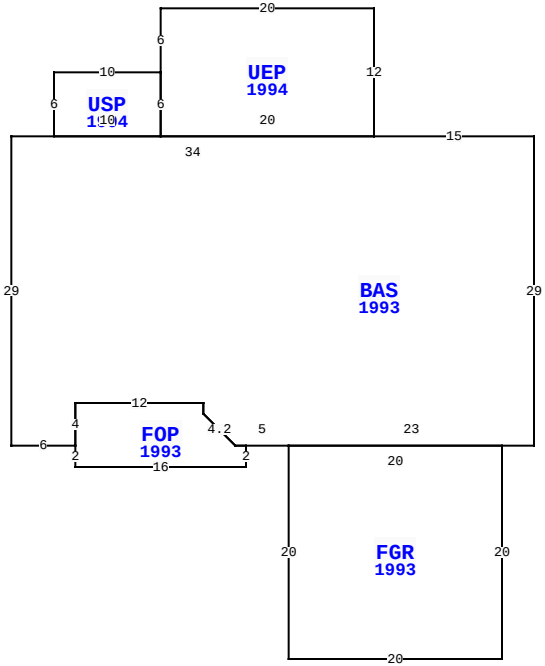
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,369 | 100 | 1,369 | 188,792 |
| FGR | 400 | 55 | 220 | 30,339 |
| FOP | 85 | 30 | 26 | 3,586 |
| UEP | 240 | 60 | 144 | 19,859 |
| USP | 60 | 30 | 18 | 2,482 |
| TOTALS | 2,154 | | 1,777 | 245,057 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,777 | 130.1800 | 162.72 | 289,153 | 1990 | 1990 | 0 | 0 | 0 | 15.25 | 84.75 |

1 SNGL FAM – 100% - 2023 Heated Area: 1369 HX Base Yr 2023




1827 STERLING LN, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 245,057 |
| TOTAL MARKET OB/XF VALUE | | 8,027 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 433,084 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 433,084 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 383,084 |
| TOTAL JUST VALUE | | 433,084 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 421,747 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 03545 | H/AC | 1,900 | 09/27/1990 |
| 6961 | NEW CONSTR | 1,600 | 09/24/1990 |
| 4070 | NEW CONSTR | 1,500 | 09/18/1990 |
| 6731 | NEW CONSTR | 50,167 | 09/11/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2299/0054 | 8/19/2019 | WD | Q | I | 01 | 313,000 |
| GRANTOR: ARNDT AARON P & KRIST | | | | | | |
| GRANTEE: VAN DEVELDE JAMES S | | | | | | |
| 2159/1474 | 11/17/2017 | WD | Q | I | 02 | 282,000 |
| GRANTOR: PRIDE RAYMOND P & LIN | | | | | | |
| GRANTEE: ARNDT AARON P & KRI | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W15 UEP=[YR=1994] N12 W20 S6 USP=[YR=1994] W10 S6 E10 N6$ S6 E20 $ W34 S29 E6 FOP=[YR=1993] S2 E16 N2 W1 U3 L3 N1 W12 S4$ N4 E12 S1 D3 R3 E5 FGR=[YR=1993] S20 E20 N20 W20 $ E23 N29 $ .

## 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 | 1990 | 1990 | 3 | 68 | 2,380 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 950.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 59.5 | 2,939 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 92 | 54 | |
| 4 | 0810 | CONCRETE A | 0 | 100 | 3 | 3 | 9.00 | SF | 6.50 | 6.50 | 100 | 2011 | 2011 | 3 | 92 | 54 | |
| 5 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 268.00 | SF | 10.00 | 10.00 | 100 | 2018 | 2018 | 3 | 97 | 2,600 | |

## LAND DESCRIPTION

TOTAL OB/XF 8,027

| 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