



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,243	100	1,243	168,919
FGR	580	55	319	43,351
FOP	51	30	15	2,038
PTO	123	5	6	816
PTO	180	5	9	1,223
TOTALS	2,177		1,592	216,347

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	53	16			848.00	100	1985
2	0810	CONCRETE A	0	100	25	3			75.00	100	1985

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,592	130.2030	162.75	259,098	1985	1986	0	0	16.50	83.50
1 SNGL FAM - 100% - 2020 Heated Area: 1243 HX Base Yr 2020											
2166 JEKYLL CT, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
04/03/2024 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		216,347	
TOTAL MARKET OB/XF VALUE		2,820	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		369,167	
SOH/AGL Deduction		152,235	
ASSESSED VALUE		216,932	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		166,932	
TOTAL JUST VALUE		369,167	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		319,124	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2709/77	4/26/2024	WD	Q	I	01
					SALE PRICE
					475,000
GRANTOR: CECH ANDREW JACOB					
GRANTEE: RHOADS MATTHEW & EM					
2291/1522	7/11/2019	LE	U	I	11
GRANTOR: CECH RUSSELL D					
GRANTEE: CECH ANDREW JACOB &					

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W6 BAS=[YR=1993] W10PTO=[YR=2009] N15W9 PTO=[YR=2009] W12S15E12N15S\$S15 E1 U2 R2 E4 R2 D2 \$ U2 L2 W4 L2 D2 W13N15W18S43 E14 N4 FOP=[YR=1993] E17 N3 W17 S3 \$ N3 E17 N9 E14 N1E4N11\$ S11W4S1W14S21 E24N33\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	RSF-2	0.00	0.00	1.00	LT	