

LOT 44
IN OR 2143/1630 & 2150/777
ISLAND GROVE PHASE 2 PB 5/49

TONSING DOROTHY E LVG TRUST/TONSING DOROTHY E TRUS
2153 JEKYLL CT
FERNANDINA BEACH, FL 32034

2024

00-00-30-0310-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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

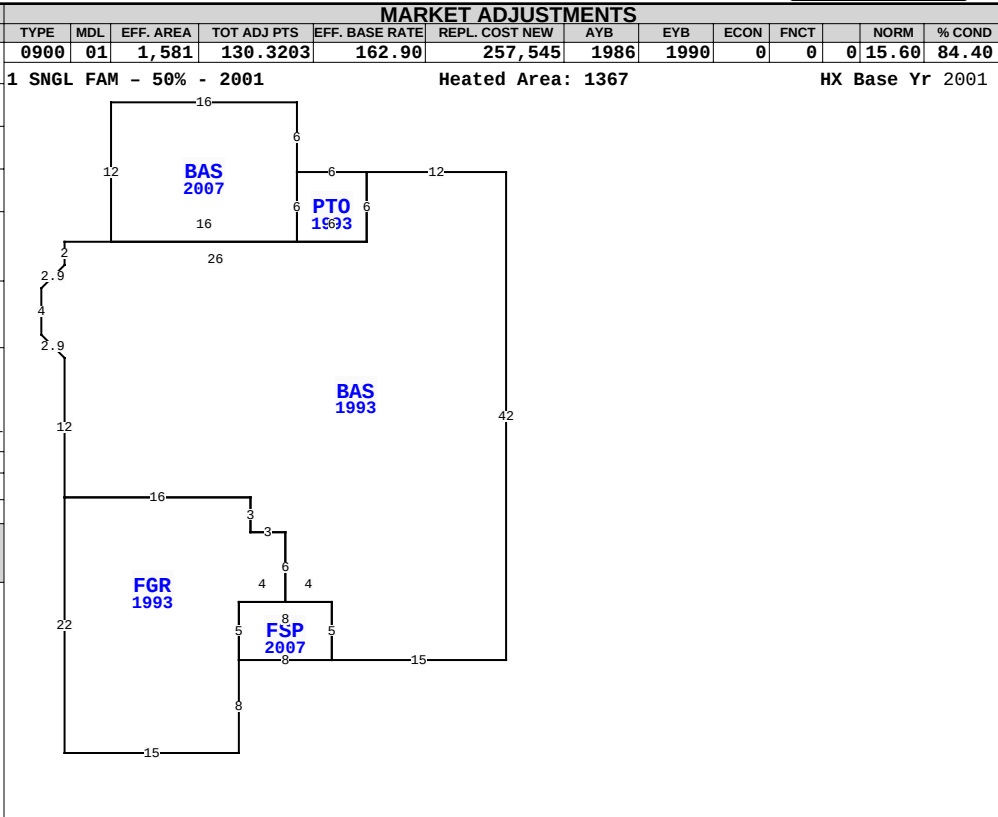
MAP NUM		MKT AREA	02
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NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,175	100	1,175	161,548
BAS	192	100	192	26,398
FGR	357	55	196	26,947
FSP	40	40	16	2,199
PTO	36	5	2	275

TOTALS	1,800		1,581	217,368
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	50	20	3	60.00	SF	6.50
2	0825	BRICK	0	50	10	3	30.00	SF	12.50
3	1243	WD DECK F	0	50	0	0	140.00	SF	4.00
4	0810	CONCRETE A	0	50	0	0	1,400.00	SF	6.50
5	0940	SHEDS/PORT	0	50	8	12	96.00	SF	30.00
6	0855	CONC PAVER	0	50	0	0	1,300.00	SF	10.00



2153 JEKYLL CT, FERNANDINA BEACH	BLD DATE	LGL DATE	04/03/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0	50	20	3	60.00	SF	6.50	6.50	100	1986	1986	3	49.5	193	
2	0825	BRICK	0	50	10	3	30.00	SF	12.50	12.50	100	1986	1986	3	82	308	
3	1243	WD DECK F	0	50	0	0	140.00	SF	4.00	4.00	100	1986	1986	3	20	112	
4	0810	CONCRETE A	0	50	0	0	1,400.00	SF	6.50	6.50	100	2007	2007	3	88	8,008	
5	0940	SHEDS/PORT	0	50	8	12	96.00	SF	30.00	30.00	100	2007	2007	3	31	893	
6	0855	CONC PAVER	0	50	0	0	1,300.00	SF	10.00	10.00	100	2016	2016	3	96	12,480	

LAND DESCRIPTION										TOTAL OB/XF								21,994	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
1	000100	C	SFR	50		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1		
REMARKS: SEE PLAT FOR LOCATION OF LOT. SEE PLAT FOR LOCATION OF LOT.																			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE			217,368
TOTAL MARKET OB/XF VALUE			21,994
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			389,362
SOH/AGL Deduction			164,723
ASSESSED VALUE			224,639
TOTAL EXEMPTION VALUE		HA HAB	46,584
BASE TAXABLE VALUE			178,055
TOTAL JUST VALUE			389,362
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			339,510

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2168/0526	12/12/2017	PR	U	I	19	100			
GRANTOR: YOUNG ROBIN ANN CO P/									
GRANTEE: TONSING GREGGORY									
2150/0777	10/04/2017	WD	U	I	11	100			
GRANTOR: TONSING DOROTHY E									
GRANTEE: DOROTHY E TONSING L									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W12 PT0=[YR=1993] W6 BAS=[YR=2007] N6 W16 S12 E16 N6\$ S6 E6 N6\$ S6 W26 S2 L2 D2 S4 R2 D2 S12 FGR=[YR=1993] S22 E15 N8 FSP=[YR=2007] E8 N5 W8 S5\$ N5 E4 N6 W3 N3 W16\$ E16 S3 E3 S6 E4 S5 E15 N42\$.									