



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 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	
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	1,204	100	1,204	183,619
FGR	336	55	185	28,214
FOP	45	30	14	2,135
FSP	252	40	101	15,403
TOTALS	1,837		1,504	229,372

TOTALS		1,081	1,084	220,372			
EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0810	CONCRETE A	0	0	57	16	
2	0810	CONCRETE A	0	0	3	19	
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LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,504	137.4756	171.84	258,447	1985	2000	0	0	0	11.25	88.75
1 SNGL FAM - 0% - 0												
Heated Area: 1204												
HX Base Yr												
2117 SAPELO CT, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/03/2024 MLU												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			229,372
TOTAL MARKET OB/XF VALUE			5,479
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			384,851
SOH/AGL Deduction			16,706
ASSESSED VALUE			368,145
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			368,145
TOTAL JUST VALUE			384,851
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			334,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972455	H/AC	0	06/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/463	4/30/2024	WD	Q	I	01	481,000
GRANTOR: JOHNSON CHARLIE M & A						
GRANTEE: SIGMUND GARY R						
1996/1678	8/10/2015	WD	Q	I	01	215,000
GRANTOR: MOEN THOMAS G & SARAH						
GRANTEE: JOHNSON CHARLIE M &						

BUILDING NOTES												
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BUILDING DIMENSIONS												
BAS=[YR=1993] W17 FSP=[YR=1993] N14 W18 S14 E18 \$ W26 FGR=[YR=1993] W12 S28 E12 N28\$ S28 E4 FOP=[YR=1993] S3 E15 N3 W15\$ E39 N28\$.												