

ALBAUGH FAMILY TRUST
2124 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

00-00-30-0310-0066-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall16WD FR STUC 70

Exterior Wall10ABOVE AVG 30

Roof Structure08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo12HARDWOOD 100

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms2100

Bathrooms2.5100

Frame02WOOD FRAME 100

Stories Units1.1.100
0100

BUD8 Adjustme05DIST 1A 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2009.00

AREATYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,2711001,271189,899

BAS58510058587,405

FGR5405529744,375

FOP5130152,241

USP19230588,666

TOTALS2,6392,226332,585

MARKET ADJUSTMENTS

TYPEMDLEFF. AREA

0900012,226131.8590164.82

TOT ADJ PTSREPL. COST NEWAYB

131.8590366,8891985

EYBECONFNCTNORM% COND

2004009.3590.65

1 SNGL FAM - 100% - 2022Heated Area: 1856HX Base Yr 2022

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/03/2024MLU

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE332,585

TOTAL MARKET OB/XF VALUE18,184

TOTAL LAND VALUE - MARKET150,000

TOTAL MARKET VALUE500,769

SOH/AGL Deduction152,487

ASSESSED VALUE348,282

TOTAL EXEMPTION VALUEHX HB50,000

BASE TAXABLE VALUE298,282

TOTAL JUST VALUE500,769

NCON VALUE8,666

INCOME VALUE

PREVIOUS YEAR MKT VALUE437,815

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVOLUMERSN CDPRICE SALE PRICE

2527/11071/04/2022WDUUI11100

GRANTOR: ALBAUGH AUDREY W

GRANTEE: ALBAUGH FAMILY TRUS

2477/18767/01/2021WDUQI01450,000

GRANTOR: JONES CLAXTON LIVING

GRANTEE: ALBAUGH AUDREY W

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-6,0] W10 W21 N15 W18 S43 E14 N4 N3 E17 N7 E18 N14 \$

BAS=[YR=2010;ORIG=-16,0] N24 W24 W6 S9 E9 S15 E21 \$

FGR=[YR=1993;ORIG=0,0] W6 S14 W18 S19 E24 N33 \$

FOP=[YR=1993;ORIG=-41,24] E17 N3 W17 S3 \$

USP=[YR=2024;ORIG=-16,-32] W24 S8 E24 N8 \$

2124 SEA ISLAND CT, FERNANDINA BEACH

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010000785.00SF6.506.50100199519953703,572

20810CONCRETE A010028384.00SF6.506.5010019851985347257

30858SCULP CONC010000530.00SF26.0026.001002010201039813,504

40940SHEDS/PORT01009763.00SF30.0030.0010020102010345851

TOTAL OB/XF18,184

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CSFR1000006RSF-20.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE01/31/2024BYKBATotal Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS