

LOT 18
IN OR 1886/1680
ISLAND BLUFF SUB PB 5/92

WILLIAMS JAMES T II & SHELBY B
2622 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0018-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 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
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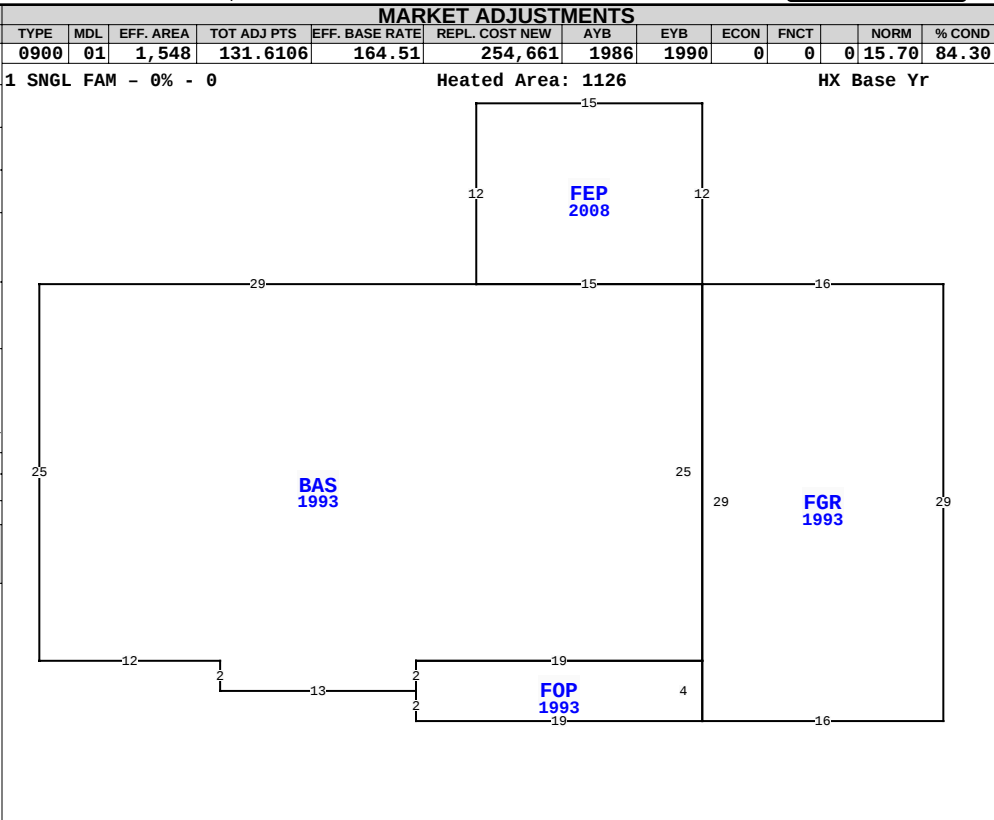
NEIGHBORHOOD/LOC	2009.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1,126	156,156
FEP	180	80	144	19,970
FGR	464	55	255	35,364
FOP	76	30	23	3,190

TOTALS	1,846	1,548	214,679
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	16	10	160.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	25	3	75.00	SF	5.20	5.20	
3	0811	CONCRETE B	0	0	12	10	120.00	SF	5.20	5.20	
4	0810	CONCRETE A	0	0	0	0	343.00	SF	6.50	6.50	
5	0469	VF LATTIC	0	0	0	0	180.00	SF	5.50	5.50	
6	0475	VF 4 SBPL	0	0	0	0	180.00	LF	14.00	14.00	

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	0		RSF-2	0.00	0.00	1.00	LT	



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2024
INC DATE		AG DATE	MLU

1738 PHEASANT LN, FERNANDINA BEACH											
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TOTAL OB/XF											
5,176											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		214,679	
TOTAL MARKET OB/XF VALUE		5,176	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		369,855	
SOH/AGL Deduction		78,497	
ASSESSED VALUE		291,358	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		291,358	
TOTAL JUST VALUE		369,855	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		320,019	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25158	ELEC OTHER	0	06/01/2012
B26169	REMODEL	7,000	06/01/2012
B20588	REMODEL	824	09/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1886/1680	10/24/2013	WD	Q	I	02	183,000	
GRANTOR: VAN DONSEL KAREN L							
GRANTEE: WILLIAMS JAMES T II							
1710/1394	11/18/2010	QC	U	I	11	100	
GRANTOR: VAN DONSEL KAREN L							
GRANTEE: VAN DONSEL JONETHAN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W16 FEP=[YR=2008] N12 W15 S12 BAS=[YR=1993] W29 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 W15\$ E15\$S29 E16 N29 \$.											