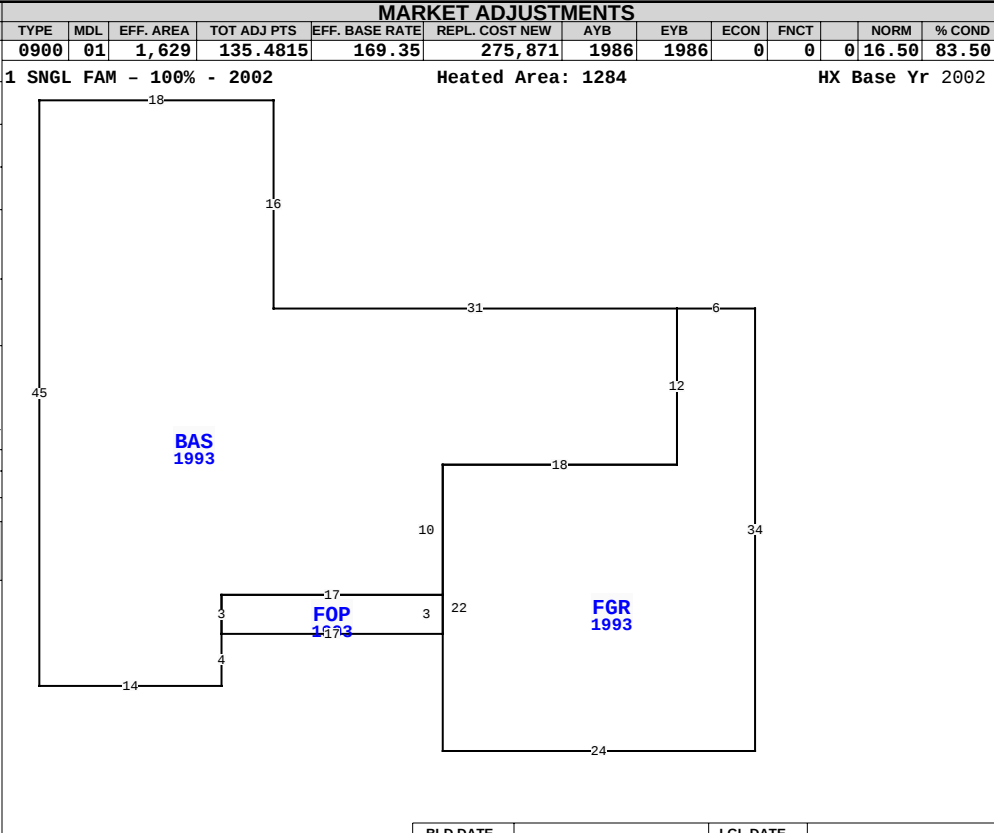




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3 100	
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	1,284	100	1,284	181,567
FGR	600	55	330	46,665
FOP	51	30	15	2,121
TOTALS	1,935		1,629	230,352



2140 EGRET LN, FERNANDINA BEACH

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

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	0 100	23 3	69.00	SF	6.50	6.50	100	1986	1986	3	49.5	222	
2	0810	CONCRETE A	0 100	54 16	864.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,780	
3	0810	CONCRETE A	0 100	16 12	192.00	SF	6.50	6.50	100	1986	1986	3	49.5	618	

LAND DESCRIPTION										TOTAL OB/XF										3,620	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	1				

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		230,352	
TOTAL MARKET OB/XF VALUE		3,620	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		383,972	
SOH/AGL Deduction		248,172	
ASSESSED VALUE		135,800	
TOTAL EXEMPTION VALUE		HX HB SX	100,000
BASE TAXABLE VALUE		35,800	
TOTAL JUST VALUE		383,972	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		333,289	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2542/0259	2/22/2022	LE	U	I	14	100			
GRANTOR: BRANDON MARGARET ANN									
GRANTEE: BRANDON MARGARET AN									
1016/0385	10/26/2001	WD	Q	I		113,000			
GRANTOR: SALVATIERRA JUAN C &									
GRANTEE: BRANDON MARGARET AN									

BUILDING NOTES									

BUILDING DIMENSIONS									
FGR=[YR=1993] W6 BAS=[YR=1993] W31 N16 W18 S45 E14 N4									
FOP=[YR=1993] E17 N3 W17 S3 \$ N3 E17 N10 E18 N12 \$ S12 W18									
S22 E24 N34 \$.									