LOT 28
ISLAND BLUFF SUB PB 5/92

OCTOPROP 01 LLC
2136 EGRET LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

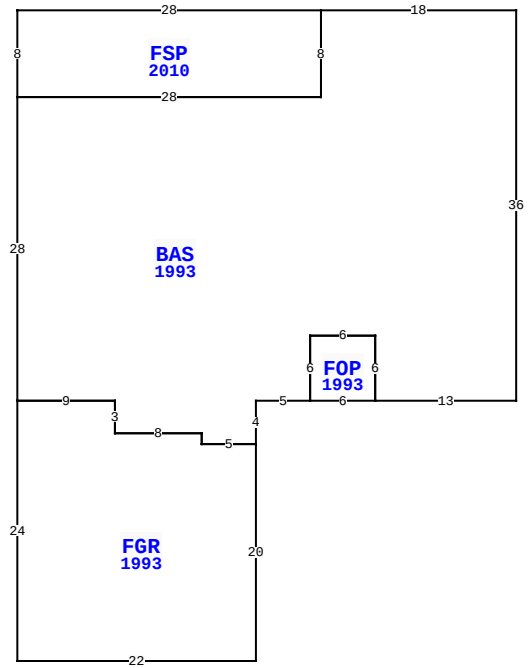
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,440	100	1,440	130,403
FGR	484	55	266	24,089
FOP	36	30	11	996
FSP	224	40	90	8,150
TOTALS	2,184		1,807	163,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	AP	NORM	% COND
0900	01	1,807	134.7800	168.48	304,443	1986	1986	0	0	30	16.25	53.75

1 SNGL FAM – 0% - 2023 Heated Area: 1440 HX Base Yr



2136 EGRET LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	163,638
TOTAL MARKET OB/XF VALUE	4,744
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	318,382
SOH/AGL Deduction	20,150
ASSESSED VALUE	298,232
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	298,232
TOTAL JUST VALUE	318,382
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	271,120

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R00-2462	REPAIR/RRF	1,200	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2585/0041	8/12/2022	QC	U	I	11	100
GRANTOR: WALLACE KRISTEN S & J						
GRANTEE: OCTOPROP 01 LLC						
2568/1337	6/02/2022	QC	U	I	11	100
GRANTOR: OCTOPROP 01 LLC						
GRANTEE: WALLACE KRISTEN STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=2010] W28 S8 E28 N8$ S8 W28 S28
FGR=[YR=1993] S24 E22 N20 W5 N1 W8 N3 W9$ E9 S3 E8 S1 E5 N4
E5 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S6 E13 N36 $.

EXTRA FEATURES

LN	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	0	36	3	108.00	SF	6.50	6.50	100	1986	1986	3	49.5	347	
2	0810	CONCRETE A	0	0	35	16	560.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,802	
3	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2010	2010	3	45	648	
4	0855	CONC PAVER	0	0	0	0	214.00	SF	10.00	10.00	100	2010	2010	3	91	1,947	

LAND DESCRIPTION

TOTAL OB/XF 4,744

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0	0006	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS