LOT 29
OR 613/605 & OR 693/1028
ISLAND BLUFF SUB PB 5/92

BERGERON ANTHONY J & KIM
2134 EGRET LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0029-0000

BUILDING CHARACTERISTICS

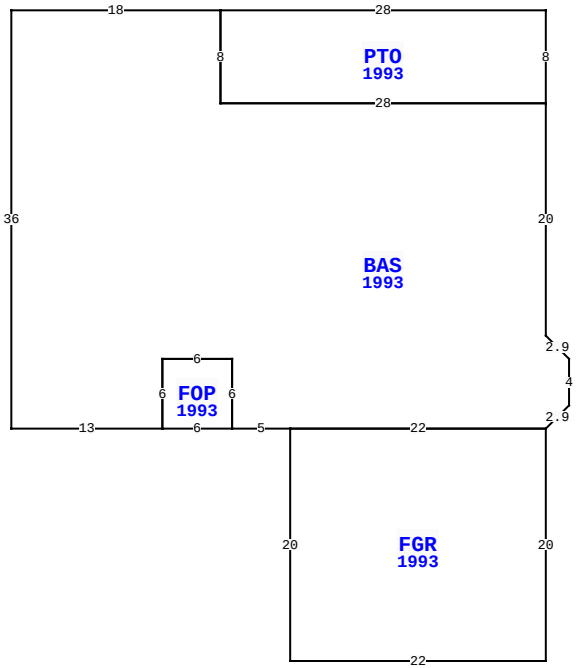
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1,408	183,096
FGR	440	55	242	31,470
FOP	36	30	11	1,430
PTO	224	5	11	1,430
TOTALS	2,108		1,672	217,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,672	124.8900	156.11	261,016	1986	1986	0	0	0	16.70	83.30

1 SNGL FAM – 100% - 2021 Heated Area: 1408 HX Base Yr 2021



2134 EGRET LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		217,426
TOTAL MARKET OB/XF VALUE		3,684
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		371,110
SOH/AGL Deduction		121,381
ASSESSED VALUE		249,729
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		199,729
TOTAL JUST VALUE		371,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		325,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0693/1028	12/06/1993	QC	U	I	01	28,500
GRANTOR: BERGERON ANTHONY						
GRANTEE: BERGERON ANTHONY &						
0613/0605	12/04/1990	WD	Q	I		65,000
GRANTOR: JOHNSON WM & ALMA						
GRANTEE: BERGERON ANTHONY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-28,0] W18 S36 E13 N6 E6 S6 E5 E22 U2R2 N4 U2L2 N20 W28 N8 $
FGR=[YR=1993;ORIG=-22,36] S20 E22 N20 W22 $
PTO=[YR=1993;ORIG=0,0] W28 S8 E28 N8 $
FOP=[YR=1993;ORIG=-33,36] E6 N6 W6 S6 $
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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	100	35	3	105.00	SF	6.50	6.50	100	1986	1986	3	49.5	338	
2	0810	CONCRETE A	0	100	65	16	1,040.00	SF	6.50	6.50	100	1986	1986	3	49.5	3,346	

LAND DESCRIPTION

TOTAL OB/XF 3,684

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	100		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