

RANDLE MATTHEW ROBERT & JENNIFER ELIZABETH
2112 EGRET LANE
FERNANDINA BEACH, FL 32034

00-00-30-031B-0045-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
16 WD FR STUC 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 60
11 CLAY TILE 40
03 CENTRAL 100
04 AIR DUCTED 100
3 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
05 DIST 1A 100
00 NONE 100
06 Quality Level 06
0100 SINGLE FAMILY
MAP NUMMKT AREA02
NEIGHBORHOOD/LOC2009.00
AREATYPETOTAL GROSS AREAPCT OF BASETOTAL ADJ AREASUBAREA MARKET VALUE
BAS1,5241001,524205,403
UGR3844517323,316

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSREPL. COST NEWAYBEYBECONFNCTNORM% COND
0900011,697130.0650162.58275,898198619860017.1082.90

1 SNGL FAM - 100% - 2020Heated Area: 1524HX Base Yr 2020

The map shows a large rectangular lot with several smaller areas and easements. Dimensions are provided for various segments: 44, 16, 18, 20, 10, 8, 10, 16, 24, 24, 16, 12, 9, 9, 4, 18, 16. Easements are labeled BAS 1993 and UGR 1994.

NASSAU COUNTY PROPERTY

PAGE 1 of 2

8

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE228,719
TOTAL MARKET OB/XF VALUE8,371
TOTAL LAND VALUE - MARKET150,000
TOTAL MARKET VALUE387,090
SOH/AGL Deduction138,913
ASSESSED VALUE248,177
TOTAL EXEMPTION VALUEHX HB50,000
BASE TAXABLE VALUE198,177
TOTAL JUST VALUE387,090
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE336,765

PERMIT NUMDESCRIPTIONAMTISSUED
B1326948REPLACE 8 WINDOWS3,34903/01/2013
B21549REMODEL1,41406/01/2008
M00-4525H/AC2,50008/01/2000
M99-3976H/AC010/16/1999
0522GARAGE6,52809/01/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUME / RSNCDSALE PRICE
2297/08078/09/2019WDQI01300,000
GRANTOR: MATTHEWS KIM E & ROBE
GRANTEE: RANDLE MATTHEW ROBE
2171/02491/16/2018WDQI01266,000
GRANTOR: JUBIN PHILLIPPE & MAR
GRANTEE: MATTHEWS KIM E & RO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S8 W16 S44 E12 N9 E4 S9 E18 UGR=[YR=1994]
E16 N24 W16 S24\$ N24 W10 N8 E10 N20\$.

TOTALS1,9081,697228,719

EXTRA FEATURES

LNOBJXFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES
10500FP-PRE FAB0100001.00UT3,500.003,500.00100198619863602,100
20810CONCRETE A0100351153.00SF6.506.5010019861986349.5492
30810CONCRETE A010000450.00SF4.884.8810019861986349.51,086
40810CONCRETE A010021363.00SF6.506.5010019941994368278
50810CONCRETE A0100519459.00SF6.506.50100199419943682,029
60820WOOD WALK0100433129.00SF11.7511.7510019941994340606
70810CONCRETE A01001520300.00SF6.506.5010019861986349.5965
81243WD DECK F01008864.00SF8.008.0010019861986320102
91243WD DECK F01001616256.00SF8.008.0010019861986320410
101242WD DECK A010081080.00SF10.0010.0010019941994320160

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV
1000100CSFR100RSF-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

RANDLE MATTHEW ROBERT & JENNIFER ELIZABETH
2112 EGRET LANE
FERNANDINA BEACH, FL 32034

00-00-30-031B-0045-0000

[illegible]