



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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	

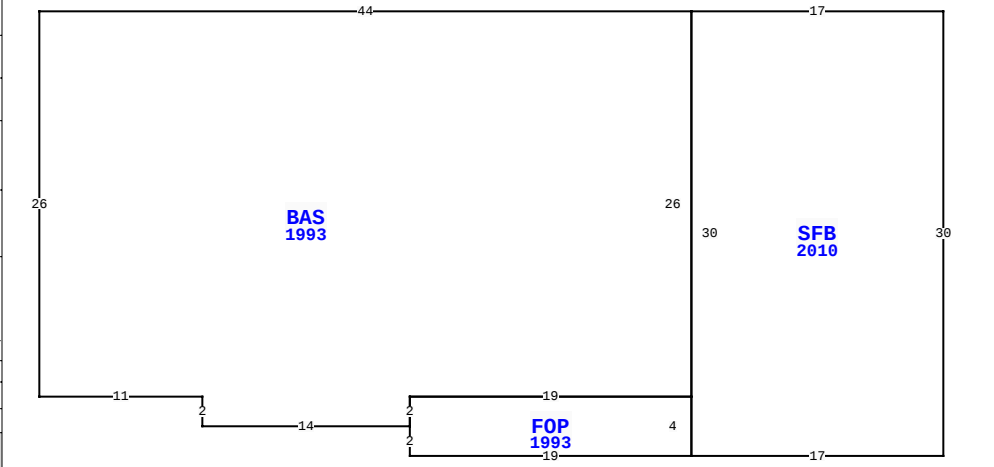
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,172	100	1,172	179,102
FOP	76	30	23	3,515
SFB	510	80	408	62,350

TOTALS	1,758	1,603	244,966
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	26	10	260.00	SF	3.25	3.25	100	1986
2	0811	CONCRETE B	0 100	24	3	72.00	SF	5.20	5.20	100	1986
3	0811	CONCRETE B	0 100	12	10	120.00	SF	5.20	5.20	100	1986
4	0810	CONCRETE A	0 100	0	0	220.00	SF	6.50	6.50	100	1990

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	100		RSF-2	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,603	126.6840	158.36	253,851	1986	2015	0	0	3.50	96.50
1 SNGL FAM - 100% - 2022 Heated Area: 1580 HX Base Yr 2022											



2108 EGRET LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		244,966	
TOTAL MARKET OB/XF VALUE		1,763	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		396,729	
SOH/AGL Deduction		40,591	
ASSESSED VALUE		356,138	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		306,138	
TOTAL JUST VALUE		396,729	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		345,765	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2380/1183	7/31/2020	WD	Q	I	01	355,000	
GRANTOR: RUSS ORAN & WHITNEY							
GRANTEE: STANG DOUGLAS M & S							
2148/1962	9/28/2017	WD	Q	I	01	264,000	
GRANTOR: HARRIS ROBERT P & BRI							
GRANTEE: RUSS ORAN & WHITNEY							

BUILDING NOTES											

BUILDING DIMENSIONS											
SFB=[YR=2010] W17 BAS=[YR=1993] W44 S26 E11 S2 E14											
FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N26 \$ S30 E17 N30 \$.											