LOT 48
ISLAND BLUFF SUB PB 5/92

FLYNN FAMILY TRUST/FLYNN DANIEL J TRUSTEE
2103 EGRET LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

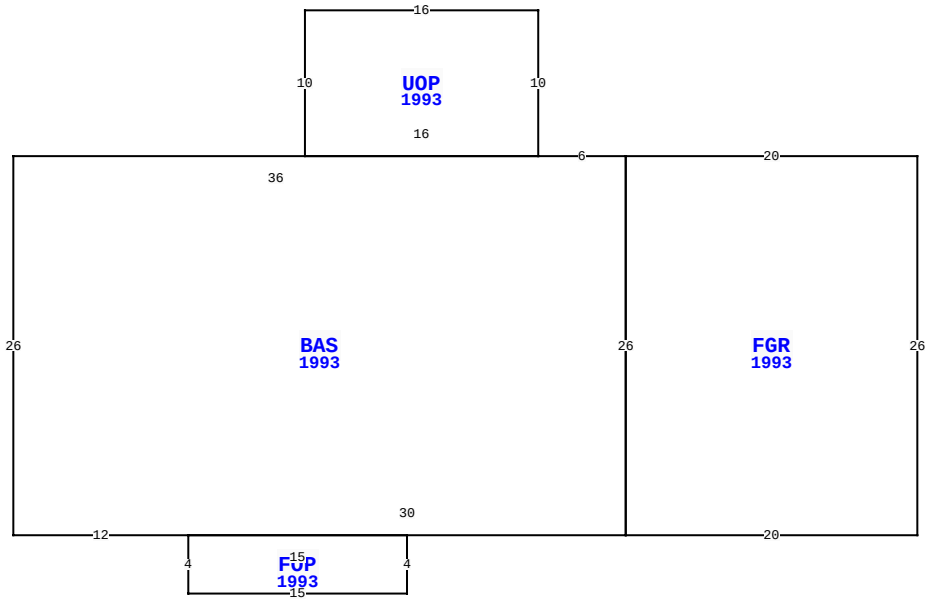
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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	1,092	100	1,092	153,033
FGR	520	55	286	40,080
FOP	60	30	18	2,522
UOP	160	20	32	4,485
TOTALS	1,832		1,428	200,121

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,428	132.9952	166.24	237,391	1986	1990	0	0	0	15.70	84.30

1 SNGL FAM – 100% - 2006 Heated Area: 1092 HX Base Yr 2006



2103 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		200,121
TOTAL MARKET OB/XF VALUE		2,389
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		352,510
SOH/AGL Deduction		215,310
ASSESSED VALUE		137,200
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		87,200
TOTAL JUST VALUE		352,510
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		303,302

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2689/817	1/15/2024	WD	U	I	11	100
GRANTOR: FLYNN STEPHANIE B & D						
GRANTEE: FLYNN FAMILY TRUST						
1382/0818	1/18/2006	WD	U	I	21	182,200
GRANTOR: AULD LAND SYNE INC						
GRANTEE: FLYNN STEPHANIE B &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W6 UOP=[YR=1993] N10 W16 S10 E16 $ W36 S26 E12 FOP=[YR=1993] S4 E15 N4 W15 $ E30 N26 $ S26 E20 N26 $.

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	0811	CONCRETE B	0	100	30	3	90.00	SF	5.20	5.20	100	1986	1986	3	49.5	232	
2	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	100	1986	1986	3	49.5	1,771	
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1986	1986	3	49.5	386	

LAND DESCRIPTION

TOTAL OB/XF 2,389

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