LOT 58
IN OR 2089/777
ISLAND BLUFF SUB PB 5/92

LEEPER WILLIAM J JORDAN
2107 EGRET LN
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0058-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

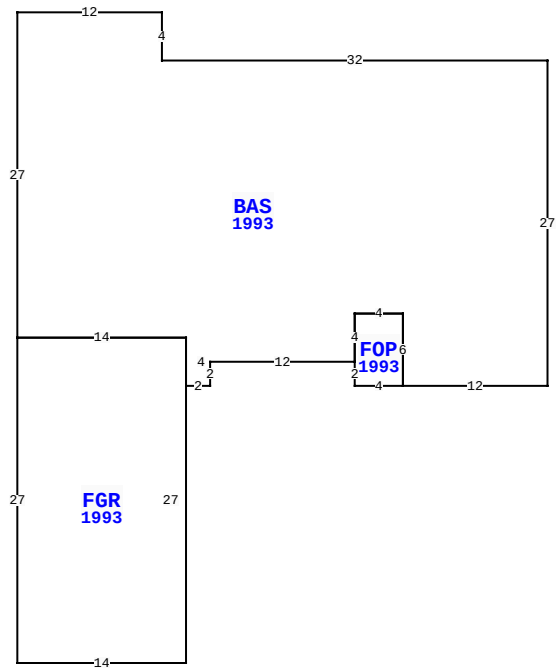
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,132	100	1,132	148,106
FGR	378	55	208	27,214
FOP	24	30	7	916
TOTALS	1,534		1,347	176,236

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,347	125.3500	156.69	211,061	1986	1986	0	0	0	16.50	83.50

1 SNGL FAM – 100% - 2016 Heated Area: 1132 HX Base Yr 2016



2107 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		176,236
TOTAL MARKET OB/XF VALUE		1,751
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		327,987
SOH/AGL Deduction		178,671
ASSESSED VALUE		149,316
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		99,316
TOTAL JUST VALUE		327,987
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		279,758

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2089/0777	10/02/2016	QC	U	I	11	69,000
GRANTOR: HOBBS SHEENA S						
GRANTEE: LEEPER WILLIAM J						
1994/1542	7/23/2015	WD	Q	I	01	144,000
GRANTOR: WILSON CHRISTINE						
GRANTEE: LEEPER WILLIAM J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N4 W12 S27 FGR=[YR=1993] S27 E14 N27 W14 $ E14 S4 E2 N2 E12 FOP=[YR=1993] S2 E4 N6 W4 S4 $ N4 E4 S6 E12 N27 $.

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	0810	CONCRETE A	0	100	0	0	376.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,210	
3	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	49.5	309	

LAND DESCRIPTION

TOTAL OB/XF 1,751

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