LOT 59
ISLAND BLUFF SUB PB 5/92

MANWARING ROGER ALAN
2111 EGRET LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0059-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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

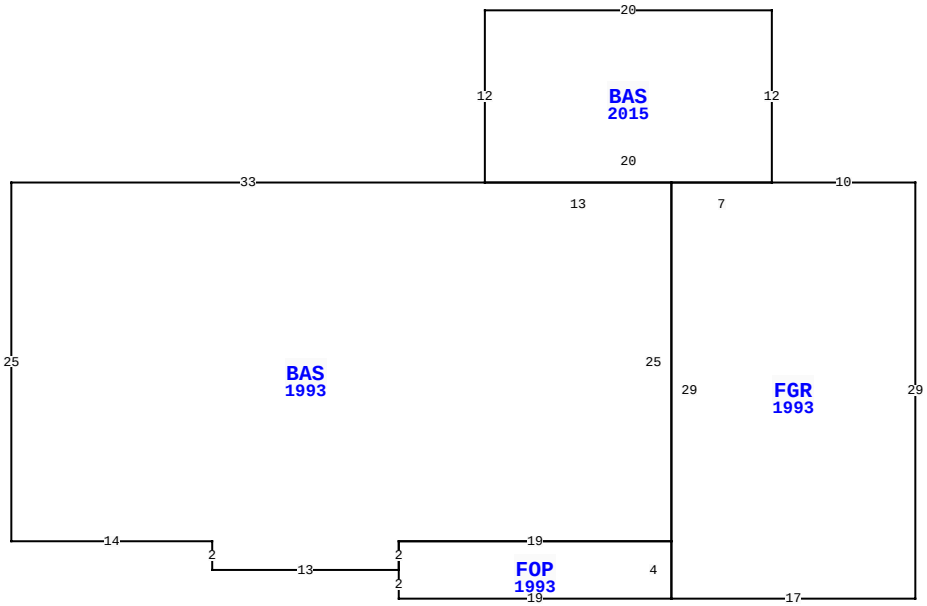
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	165,973
BAS	240	100	240	33,872
FGR	493	55	271	38,247
FOP	76	30	23	3,246
TOTALS	1,985		1,710	241,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,710	130.5250	163.16	279,004	1986	1995	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 2010 Heated Area: 1416 HX Base Yr 2010



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

2111 EGRET LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		241,338
TOTAL MARKET OB/XF VALUE		17,567
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		408,905
SOH/AGL Deduction		233,758
ASSESSED VALUE		175,147
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		125,147
TOTAL JUST VALUE		408,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		359,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529972	240 SFT	26,726	02/01/2015
B26081	ADDITION	8,519	05/01/2012
25025	REMODEL	8,500	08/01/2011
B000722	SWIM POOL	17,570	07/05/2000
3214	NEW CONSTR	25,454	08/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2720/1634	6/24/2024	WD	Q	I	01	615,000
GRANTOR: SPARKS THERESA A &						
GRANTEE: MANWARING ROGER ALA						
1647/0406	10/30/2009	WD	U	I	12	175,000
GRANTOR: SPIVEY LAMAR C & HOLL						
GRANTEE: SPARKS THERESA A &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W10 BAS=[YR=2015] N12 W20 S12 BAS=[YR=1993] W33 S25 E14 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 W13$ E20$ W7 S29 E17 N29 $.

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	12	3	36.00	SF	6.50	6.50	100	1986	1986	3	49.5	116	
2	0810	CONCRETE A	0	100	0	0	628.00	SF	6.50	6.50	100	1986	1986	3	49.5	2,021	
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	100	1986	1986	3	49.5	386	
4	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2000	2000	3	25	10,880	
5	0845	KOOL DECK	0	100	0	0	378.00	SF	7.25	7.25	100	2000	2000	3	79	2,165	
6	0855	CONC PAVER	0	100	0	0	253.00	SF	10.00	10.00	100	2000	2000	3	79	1,999	

LAND DESCRIPTION

TOTAL OB/XF 17,567

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	0006	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