

LOT 63
IN OR 1446/1955
ISLAND BLUFF SUB PB 5/92

SUAREZ RALPH JIM
2139 EGRET LANE
FERNANDINA BEACH, FL 32034

2024

00-00-30-031B-0063-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 80	
Exterior Wall	12	CEDAR 20	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	14	CARPET 80	
Interior Floor	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	SUBAREA MARKET VALUE
BAS	1,251	100	167,976
FGR	441	55	32,628
FOP	30	30	1,208
TOTALS	1,722	1,503	201,813

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,503	129.2646	161.58	242,855	1986	1986	0	0	16.90	83.10
1 SNGL FAM - 100% - 1992 Heated Area: 1251 HX Base Yr 1992											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			201,813
TOTAL MARKET OB/XF VALUE			1,501
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			353,314
SOH/AGL Deduction			270,662
ASSESSED VALUE			82,652
TOTAL EXEMPTION VALUE	SX HX HB DX		82,652
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			353,314
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			303,988

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B940249	REPAIR/RRF	1,500	10/01/1994

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1955	9/25/2006	WD	U	I	06	56,900
GRANTOR: SUAREZ RALPH JIM ETAL						
GRANTEE: SUAREZ RALPH JIM						
1411/1952	5/15/2006	QC	U	I	07	100
GRANTOR: SUAREZ RALPH JIM						
GRANTEE: SUAREZ RALPH ETAL						

EXTRA FEATURES																
L N	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	37	3	111.00	SF	5.20	5.20	100	1986	1986	3	49.5	286	
2	0811	CONCRETE B	0 100	22	16	352.00	SF	5.20	5.20	100	1986	1986	3	49.5	906	
3	0811	CONCRETE B	0 100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	49.5	309	

TOTAL OB/XF											
2139 EGRET LN, FERNANDINA BEACH											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						
			04/03/2024			MLU					

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W58 S27 E32 FOP=[YR=1993] S6 E5 FGR=[YR=1993] E21 N21 W21 S21 \$ N6 W5 \$ E5 N15 E21 N12 \$.											

LAND DESCRIPTION												TOTAL OB/XF												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							