

**KIERNAN ELIZABETH G L/E/
2043 NEPTUNE CT
FERNANDINA BEACH, FL 32034**



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 80
Exterior Wall 20 FACE BRICK 20
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 3 100
Bathrooms 2 100

Frame Stories 02 WOOD FRAME 100
Units 1. 100
Occupancy 00 NONE 100

Quality 06 Quality Level 06
DOR CODE 0100 SINGLE FAMILY
MAP NUM MKT AREA 02
NEIGHBORHOOD/LOC 2008.00

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFCTNORM% COND

0900012,349119.0112148.76349,437198919930016.3083.70

1 SNGL FAM - 100% - 2017Heated Area: 1990HX Base Yr 2017

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ AREASUBAREA MARKET VALUE

BAS1,7501001,750217,896
BAS24010024029,883
FGR5425529837,104
FOP20230617,595

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE292,479
TOTAL MARKET OB/XF VALUE5,654
TOTAL LAND VALUE - MARKET150,000
TOTAL MARKET VALUE448,133
SOH/AGL Deduction183,915
ASSESSED VALUE264,218
TOTAL EXEMPTION VALUEHX HB WX55,000
BASE TAXABLE VALUE209,218
TOTAL JUST VALUE448,133
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE400,568

PERMIT NUMDESCRIPTIONAMTISSUED

5777NEW CONSTR2,00003/17/1989
2944H/AC2,00003/14/1989
5563NEW CONSTR62,48903/03/1989

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMEI/RSN CDPRICE

1825/008011/13/2012FJU1110

GRANTOR: KIERNAN NOEL EUGENE E
GRANTEE: KIERNAN ELIZABETH G
1508/07686/26/2007WDQI320,000
GRANTOR: MOSS BRIAN J & KATHLE
GRANTEE: KIERNAN NOEL

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 BAS=[YR=1993] W3 U2 L2 W5 D2 L2 W12
BAS=[YR=2007] N20 W12 S20 E12 \$ W12 N20 W20 S51 E18
FOP=[YR=1993] S4E24 N8 W10 N2 W5 S2 W9 S4 \$ N4E9 N2 E5 S2 E10
N17 E14 N10 \$ S10 W14 S21 E22 N31 \$.

EXTRA FEATURES

2043 NEPTUNE CT, FERNANDINA BEACH

BLD DATE05/12/2008DJLGL DATE04/03/2024MLU
XF DATE
INC DATE

LAND DESCRIPTION

L NUSE CODECLS

LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSLTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETOHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYSRVSERV

1000100CSFRSFR100RG-10.000.001.00LT1.001.001.00150,000.00150,000.00150,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 150,000Market: 0Agricultural: 0Common: 150,000PRINTED 08/06/2024 BY SYS