LOT 45
IN OR 2109/1356
EGANS BLUFF #1 PB 5/93

MENDELSON PEGGY P & GARY H
3122 EGANS BLUFF ROAD
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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

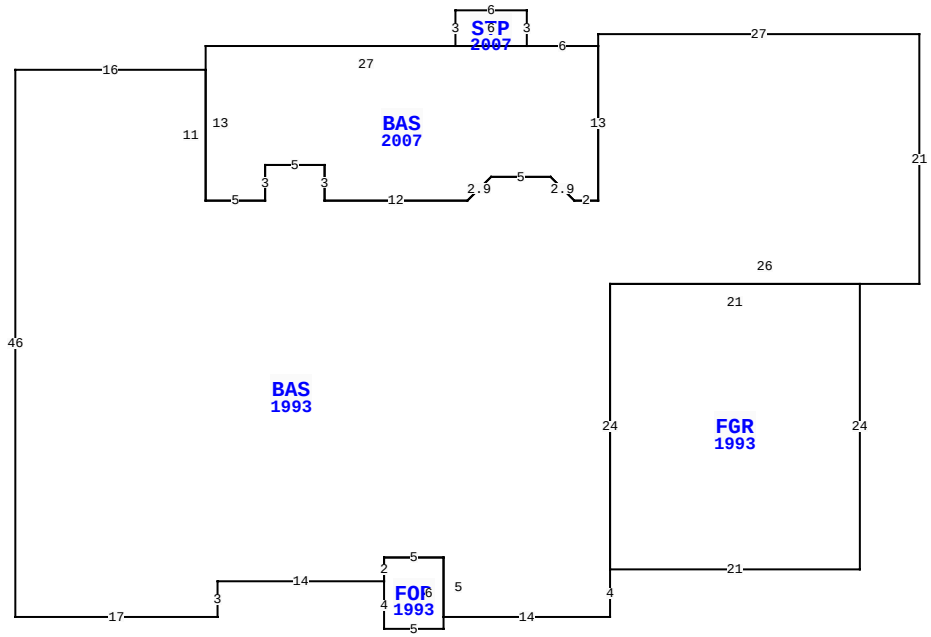
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,448	100	1993	2,448	278,405
BAS	400	100	2007	400	45,491
FGR	504	55	1993	277	31,503
FOP	30	30	1993	9	1,024
STP	18	10	2007	2	228
TOTALS	3,400			3,136	356,649

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,136	112.4654	148.45	465,539	1987	1991	0	0	0	23.39	76.61

1 SNGL FAM – 100% - 2018 Heated Area: 2848 HX Base Yr 2018



3122 EGANS BLUFF RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		356,649
TOTAL MARKET OB/XF VALUE		12,841
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		644,490
SOH/AGL Deduction		260,585
ASSESSED VALUE		383,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,183
TOTAL JUST VALUE		644,490
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		603,798

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E20006	ELEC OTHER	7,400	09/01/2007
M13146	MECH OTHER	0	07/01/2007
R10548	REPAIR/RRF	2,400	07/01/2007
B20041	ADDITION	80,000	06/01/2007
B863739	N/A	72,000	12/03/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2109/1356	3/24/2017	WD	Q	I	02	441,000
GRANTOR: WELLER JOHN T TRUSTEE						
GRANTEE: MENDELSON PEGGY P &						
1909/1808	3/26/2014	TD	Q	I	01	359,000
GRANTOR: CAPITAL CITY TRUST CO						
GRANTEE: WELLER JOHN T TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S1 BAS=[YR=2007] W6 STP=[YR=2007] N3 W6 S3 E6$ W27 S13 E5 N3 E5 S3 E12 R2 U2 E5 D2 R2 E2 N13$ S13 W2 L2 U2 W5 D2 L2 W12 N3 W5 S3 W5 N11 W16 S46 E17 N3 E14 FOP=[YR=1993] S4 E5 N6 W5 S2$ N2 E5 S5 E14 N4 FGR=[YR=1993] E21 N24 W21 S24$ N24 E26 N21$.

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	0	0	983.00	SF	5.20	5.20	100	1987	1987	3	49.5	2,530	
2	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	1987	1987	3	49.5	473	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1987	1987	3	60	1,200	
4	0810	CONCRETE A	0	100	0	0	459.00	SF	6.50	6.50	100	2002	2002	3	80	2,387	
5	0855	CONC PAVER	0	100	0	0	98.00	SF	10.00	10.00	100	2007	2007	3	87	853	
6	1271	H-SHUTR LC	0	100	0	0	48.00	UT	45.00	45.00	100	2007	2007	3	27	583	
7	0510	GARAGE WD-	0	100	24	16	384.00	SF	28.00	28.00	100	2007	2007	3	44	4,731	
8	0350	CARPORT WD	0	100	4	6	24.00	SF	13.00	13.00	100	2007	2007	3	27	84	

LAND DESCRIPTION

TOTAL OB/XF 12,841

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	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 08/22/2019 BY DJA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS