LOT 50
EGANS BLUFF #1 PB 5/93

HALLER FAMILY TRUST/HALLER JAMES M TRUSTEE
3109 EGANS BLUFF RD
FERNANDINA BEACH, FL 32034

2025

00-00-30-021A-0050-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

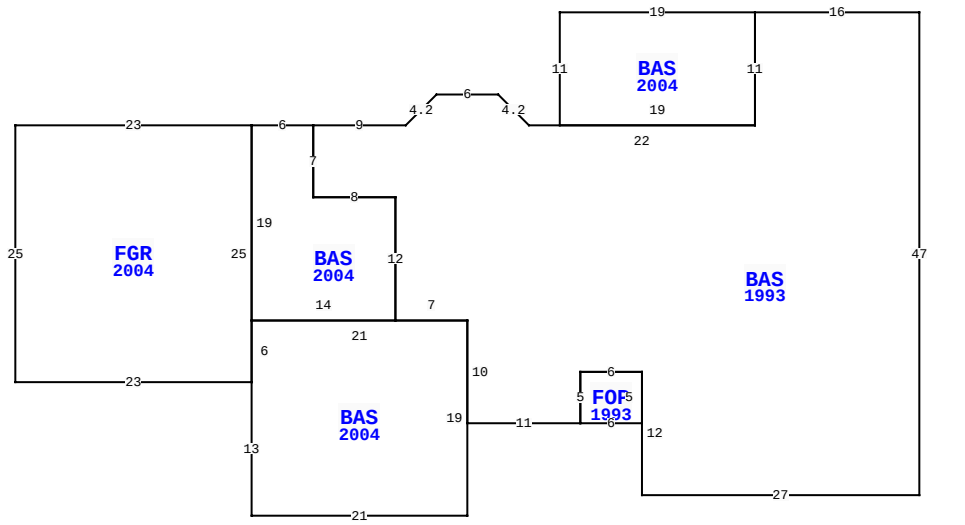
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,827	100	1993	1,827	257,798
BAS	209	100	2004	209	29,491
BAS	210	100	2004	210	29,632
BAS	399	100	2004	399	56,301
FGR	575	55	2004	316	44,589
FOP	30	30	1993	9	1,270
TOTALS	3,250			2,970	419,080

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,970	119.7748	158.10	469,557	1989	2005	0	0	0	10.75	89.25

1 SNGL FAM – 100% - 2020 Heated Area: 2645 HX Base Yr 2020



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

3109 EGANS BLUFF RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		419,080
TOTAL MARKET OB/XF VALUE		145,912
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		839,992
SOH/AGL Deduction		266,621
ASSESSED VALUE		573,371
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		522,649
TOTAL JUST VALUE		839,992
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		799,133

PERMIT NUM	DESCRIPTION	AMT	ISSUED
220010521	861-547 855-802 8	75,000	03/24/2022
17001356	REMODEL	7,372	02/21/2017
17001215	REMODEL	5,000	02/16/2017
R035541	REPAIR/RRF	2,200	10/01/2003
5881	NEW CONSTR	66,290	07/20/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2453/1565	4/12/2021	WD	U	I	11	100
GRANTOR: HALLER JAMES M & ANN						
GRANTEE: HALLER FAMILY TRUST						
2313/0415	10/16/2019	WD	Q	I	01	529,000
GRANTOR: DIMARTINO MARK ANTHON						
GRANTEE: HALLER JAMES M & AN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 BAS=[YR=2004] W19 S11 E19 N11 $ S11 W22 U3 L3 W6 D3 L3 W9 BAS=[YR=2004] W6 FGR=[YR=2004] W23 S25 E23 BAS=[YR=2004] S13 E21 N19 W21 S6 $ N25 $ S19 E14 N12 W8 N7 $ S7 E8 S12 E7 S10 E11 FOP=[YR=1993] E6 N5 W6 S5 $ N5 E6 S12 E27 N47 $.

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	964.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,732	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	64	2,240	
3	0810	CONCRETE A	0	100	41	3	123.00	SF	6.50	6.50	100	1989	1989	3	54.5	436	
4	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1989	1989	3	54.5	57	
5	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	2004	2004	3	83	81	
6	0810	CONCRETE A	0	100	5	4	20.00	SF	6.50	6.50	100	2004	2004	3	83	108	
7	0940	SHEDS/PORT	0	100	14	10	140.00	SF	30.00	30.00	100	2004	2004	3	21	882	
8	0680	POLE SHED	0	100	14	4	56.00	SF	10.00	10.00	100	2004	2004	3	32	179	
9	0861	POOL GUNIT	0	100	0	0	547.00	SF	85.00	85.00	100	2024	2022		95	44,170	
10	0855	CONC PAVER	0	100	0	0	1,223.00	SF	10.00	10.00	100	2024	2022		99	12,108	

TOTAL OB/XF 62,993

LAND DESCRIPTION

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 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS

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MARKET ADJUSTMENTS

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0476	VF 6 SBPL	0	100	0	0	252.00	LF	32.00	32.00	100	2024	2022		98	7,903	
12	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2022		93	1,860	
13	0470	VNYL GATE	0	100	0	0	4.00	UT	300.00	300.00	100	2024	2023		99	1,188	
14	0855	CONC PAVER	0	100	0	0	1,685.00	SF	10.00	10.00	100	2024	2023		100	16,850	
15	0861	POOL GUNIT	0	100	0	0	525.00	SF	85.00	85.00	100	2024	2023		98	43,733	
16	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	
17	0476	VF 6 SBPL	0	100	0	0	270.00	LF	32.00	32.00	100	2024	2023		99	8,554	
18	0470	VNYL GATE	0	100	0	0	3.00	UT	300.00	300.00	100	2024	2023		99	891	

LAND DESCRIPTION

TOTAL OB/XF 82,919

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

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS