LOT 5
EGANS BLUFF #3 PB 5/243

D'ALLEGRO MARIANNA & ROBERT B L/E/
2208 BERKLEY CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0005-0000

BUILDING CHARACTERISTICS

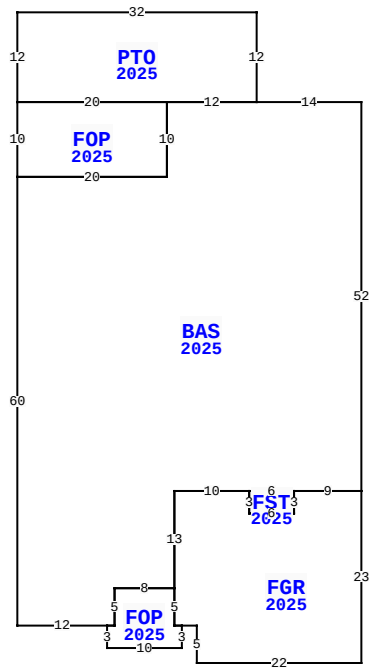
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	2,530	100	2025	2,530	525,405
FGR	542	55	2025	298	61,886
FOP	70	30	2025	21	4,361
FOP	200	30	2025	60	12,460
FST	18	55	2025	10	2,077
PTO	384	5	2025	19	3,946
TOTALS	3,744			2,938	610,134

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	11	2,938	131.4374	207.67	610,134	2024	2024	0	0	0	0.00	100.00

1 SFR CUST – 100% - 2025 Heated Area: 2530 HX Base Yr 2025



2208 BERKLEY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		610,134
TOTAL MARKET OB/XF VALUE		21,920
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		962,054
SOH/AGL Deduction		459,461
ASSESSED VALUE		502,593
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		451,871
TOTAL JUST VALUE		962,054
NCON VALUE		632,054
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		300,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240005803	RES SCR ENC 403	9,144	05/14/2024
CO240004386	NSFR (T)3360(H)25	463,890	04/17/2024
B230011392	3360T 2531H 560G	463,890	09/07/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2743/485	10/15/2024	LE	U	V	11	100
GRANTOR: D'ALLEGRO ROBERT B &						
GRANTEE: D'ALLEGRO ROBERT S						
2627/1973	3/27/2023	WD	Q	V	01	310,000
GRANTOR: HACK THOMAS PETER & C						
GRANTEE: D'ALLEGRO MARIANNA						

BUILDING NOTES

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	0855	CONC PAVER	0	100	0	0	1,424.00	SF	10.00	10.00	100	2025	2024		100	14,240	
2	0912	SCRN RM G	0	100	32	12	384.00	SF	20.00	20.00	100	2025	2024		100	7,680	

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=-10,0] W14 W12 S10 W20 S60 E12 E1 N5 E8 N13 E10 E6 E9 N52 $
FOP=[YR=2025;ORIG=-56,0] E20 S10 W20 N10 $
PTO=[YR=2025;ORIG=-56,-12] E32 S12 W12 W20 N12 $
FST=[YR=2025;ORIG=-25,52] E6 S3 W6 N3 $
FGR=[YR=2025;ORIG=-35,52] E10 S3 E6 N3 E9 S23 W22 N5 W2 W1 N5 N13 $
FOP=[YR=2025;ORIG=-44,70] E1 N5 E8 S5 E1 S3 W10 N3 $
.

LAND DESCRIPTION

TOTAL OB/XF 21,920

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	1.20	275,000.00	330,000.00	330,000							

REVIEW DATE 08/07/2024 BY HS Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS