LOT 9
IN OR 694 PG 588
EGANS BLUFF #3 PB 5/243

POOLE H PRICE JR & MARY G
2202 ASHLEY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0009-0000

BUILDING CHARACTERISTICS

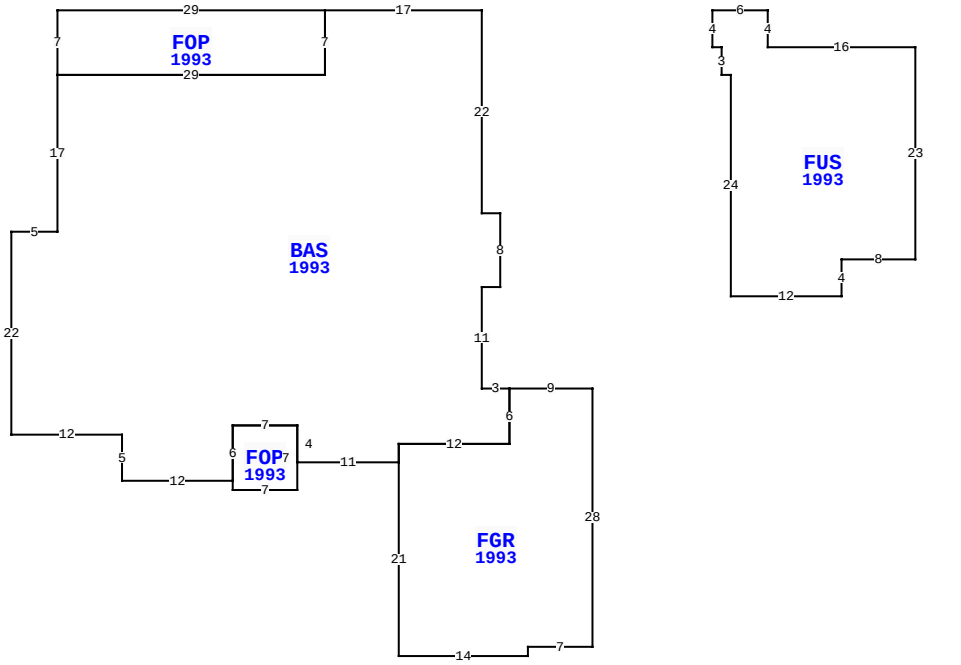
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	2,152	100	1993	2,152	293,760
FGR	530	55	1993	292	39,860
FOP	49	30	1993	15	2,047
FOP	203	30	1993	61	8,326
FUS	535	100	1993	535	73,030
TOTALS	3,469			3,055	417,025

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,055	119.5540	157.81	482,110	1992	1997	0	0	0	13.50	86.50

1 SNGL FAM – 100% - 1994 Heated Area: 2687 HX Base Yr 1994



2202 ASHLEY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		417,025
TOTAL MARKET OB/XF VALUE		7,174
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		699,199
SOH/AGL Deduction		422,323
ASSESSED VALUE		276,876
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		221,154
TOTAL JUST VALUE		699,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		654,570

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8233	NEW CONSTR	114,582	07/13/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0694/0588	12/14/1993	WD	Q	I		228,000
GRANTOR: ALMAND AMOS JR & DORI						
GRANTEE: POOLE H PRICE JR &						
0620/0637	3/01/1991	QC	Q	V	01	100
GRANTOR: ALMAND AMOS F JR						
GRANTEE: ALMAND AMOS JR & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FOP=[YR=1993] W29 S7 E29 N7 $ S7 W29 S17 W5 S22 E12 S5 E12 FOP=[YR=1993] S1 E7 N7 W7 S6 $ N6 E7 S4 E11 FGR=[YR=1993] S21 E14 N1 E7 N28 W9 S6 W12 S2 $ N2 E12 N6 W3 N11 E2 N8 W2 N22 $ PTR= E25 FUS=[YR=1993] E6 S4 E16 S23 W8 S4 W12 N24 W1 N3 W1 N4 $ W25 $.

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	858.00	SF	5.20	5.20	100	1992	1992	3	62	2,766	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	70	1,400	
3	0855	CONC PAVER	0	100	0	0	558.00	SF	7.00	7.00	100	2000	2000	3	77	3,008	

LAND DESCRIPTION

TOTAL OB/XF 7,174

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 01/14/2021 BY KBA Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/30/2025 BY SYS