

**MILUTIS NANCY F L/E/
2129 LAURA LEIGH COURT
FERNANDINA BEACH, FL 32034**

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

Exterior Wall16WD FR STUC 100

Roof Structur03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 80

Interior Wall08DECORATIVE 20

Interior Floo12HARDWOOD 50

Interior Floo14CARPET 50

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms3 100

Frame Stories02WOOD FRAME 100

Units1. 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2031.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,37010019942,370342,998

FGR53255199429342,404

FOP48301994142,027

FOP3193019949613,893

TOTALS3,2692,773401,322

MARKET ADJUSTMENTS

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

0900012,773125.3040165.40458,6541994199900012.5087.50

1 SNGL FAM - 100% - 2000Heated Area: 2370HX Base Yr 2000

BLD DATEXF DATEINC DATE

LGL DATELAND DATEAG DATE

04/28/2025MLU

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10500FP-PRE FAB0100001.00UT3,500.003,500.00100199419943742,590

20812CONCRETE C0100001,207.00SF4.004.00100199419943663,186

30810CONCRETE A01007321.00SF6.506.501001994199436690

40810CONCRETE A01005525.00SF6.506.5010019941994366107

50910SCRN RM L0100001,170.00SF15.0015.00100200320033203,510

60861POOL GUNIT010000445.00SF85.0085.00100199419943207,565

70877JACUZZI0100001.00UT1,000.001,000.0010019941994320200

80845KOOL DECK010000791.00SF7.257.25100199419943663,785

90845KOOL DECK010000177.00SF7.257.2510019941994366847

100811CONCRETE B01007012840.00SF5.205.20100199519953682,970

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICELAND VALUETHANOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00275,000.00275,000.00275,000

REVIEW DATE01/14/2021BYKBA

Total Acres: 0.00Total Land Value: 275,000Market: 0Agricultural: 0Common: 275,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE401,322

TOTAL MARKET OB/XF VALUE24,850

TOTAL LAND VALUE - MARKET275,000

TOTAL MARKET VALUE701,172

SOH/AGL Deduction371,818

ASSESSED VALUE329,354

TOTAL EXEMPTION VALUEHX HB WX55,722

BASE TAXABLE VALUE273,632

TOTAL JUST VALUE701,172

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE657,644

PERMIT NUMDESCRIPTIONAMTISSUED

B0311452XF0B10,22507/01/2003

B00805XF0B3,20002/01/1994

B00754SWIM POOL15,85002/01/1994

B0621NEW CONSTR101,18410/01/1993

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / IRSN CDPRICE SALE

2595/139410/11/2022LE U I I11100

GRANTOR:MILUTIS MARK JOSEPH

GRANTEE:SITULIM TRUST

2398/11369/30/2020QC U I I11100

GRANTOR:MILUTIS NANCY F

GRANTEE:MILUTIS MARK J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W22 S8 W6 FOP=[YR=1994] W37 S9 E35 N7 E2 N2\$ S2 W2 S7 W35 S32 E15 N4 E11 FOP=[YR=1994] S2 E6 N8 W6 S6\$ N6 E6 S6 E11 FGR=[YR=1994] S24 E7 S2 E14 N26 W21\$ E25 N28 W3 N17\$.