LOT 54
IN OR 768/1738
EGANS BLUFF #3 PB 5/243

ZUMBAR KEVIN S & KATHLEEN A
2136 LAURA LEIGH CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0054-0000

BUILDING CHARACTERISTICS

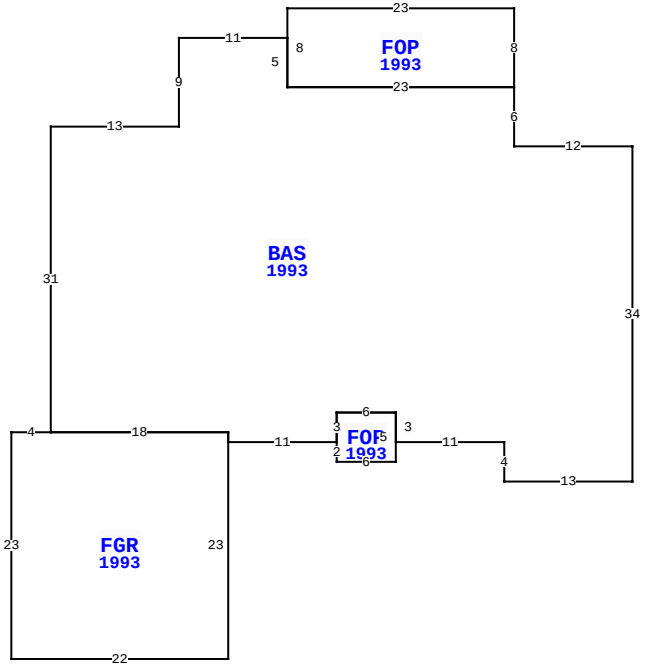
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,071	100	1993	2,071	279,684
FGR	506	55	1993	278	37,544
FOP	30	30	1993	9	1,216
FOP	184	30	1993	55	7,427
TOTALS	2,791			2,413	325,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,413	120.3636	158.88	383,377	1990	1995	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 1997 Heated Area: 2071 HX Base Yr 1997



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

2136 LAURA LEIGH CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		325,870
TOTAL MARKET OB/XF VALUE		7,303
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		608,173
SOH/AGL Deduction		393,538
ASSESSED VALUE		214,635
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		158,913
TOTAL JUST VALUE		608,173
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		568,029

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6228	NEW CONSTR	71,530	01/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0768/1738	8/20/1996	WD	Q	I		174,500
GRANTOR: GURNIAK DAVID F & JAN						
GRANTEE: ZUMBAR KEVIN S & KA						
0675/0354	2/11/1993	WD	U	I	07	100
GRANTOR: GERLITZ KEVIN & Y						
GRANTEE: GURNIAK DAVID & J G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N6 FOP=[YR=1993] N8 W23 S8 E23 $ W23 N5 W11 S9 W13 S31 FGR=[YR=1993] W4 S23 E22 N23 W18 $ E18 S1 E11 FOP=[YR=1993] S2 E6 N5 W6 S3 $ N3 E6 S3 E11 S4 E13 N34 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,430.00	SF	4.00	4.00	100	1990	1990	3	57	3,260	
3	0855	CONC PAVER	0	100	0	0	450.00	SF	5.00	5.00	100	2000	2000	3	77	1,733	

LAND DESCRIPTION

TOTAL OB/XF 7,303

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