LOT 70
IN OR 1052/146
EGANS BLUFF #3 PB 5/243

BARTON DIANE F
2170 BRITTANY COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

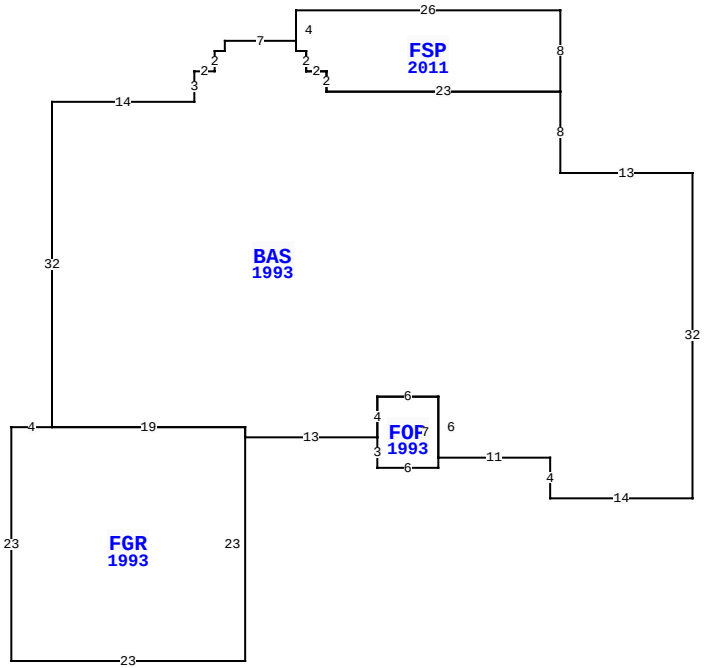
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,138	100	1993	2,138	305,227
FGR	529	55	1993	291	41,544
FOP	42	30	1993	13	1,856
FSP	200	40	2011	80	11,421
TOTALS	2,909			2,522	360,047

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,522	127.8432	168.75	425,588	1991	1996	0	0	0	15.40	84.60

1 SNGL FAM – 100% - 2003 Heated Area: 2138 HX Base Yr 2003



2170 BRITTANY CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,047
TOTAL MARKET OB/XF VALUE		5,871
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		640,918
SOH/AGL Deduction		354,107
ASSESSED VALUE		286,811
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		231,089
TOTAL JUST VALUE		640,918
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,256

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7390	NEW CONSTR	70,995	07/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1052/0146	4/25/2002	WD	Q	I		277,000
GRANTOR: MURRAY CHRISTOPHER B						
GRANTEE: BARTON EUGENE L & D						
0880/0730	4/26/1999	WD	Q	I		196,000
GRANTOR: BAUGHMAN MARK R & CAT						
GRANTEE: MURRAY PATRICIA L &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 N8 FSP=[YR=2011] N8 W26 S4 E1 S2E2 S2 E23$ W23 N2 W2 N2 W1 N1 W7 S1 W1 S2 W2 S3 W14 S32 FGR=[YR=1993] W4 S23 E23 N23 W19 $ E19 S1 E13 FOP=[YR=1993] S3 E6 N7 W6 S4$ N4 E6 S6 E11 S4 E14 N32 $.

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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,467.00	SF	4.00	4.00	100	1991	1991	3	59.5	3,491	

LAND DESCRIPTION

TOTAL OB/XF 5,871

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