LOT 72 (EX E'LY 10 FT)
IN OR 2113/1389
EGANS BLUFF #3 PB 5/243

KOEPP DEAN EDWARD &/GECHTER DANIEL PAUL
2148 BRITTANY CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021C-0072-0000

BUILDING CHARACTERISTICS

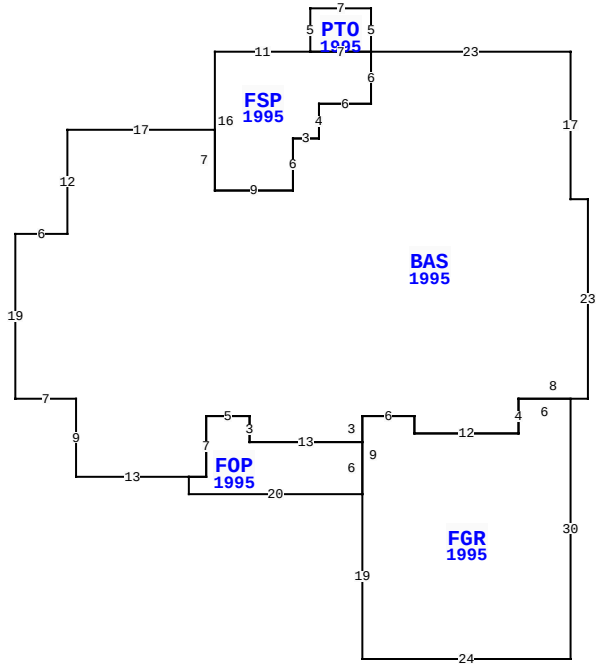
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,387	100	1995	2,387	337,497
FGR	660	55	1995	363	51,324
FOP	127	30	1995	38	5,372
FSP	210	40	1995	84	11,876
PTO	35	5	1995	2	282
TOTALS	3,419			2,874	406,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,874	121.7206	160.67	461,766	1995	2000	0	0	0	12.00	88.00

1 SNGL FAM – 100% - 2018 Heated Area: 2387 HX Base Yr 2018



2148 BRITTANY 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		406,354
TOTAL MARKET OB/XF VALUE		6,026
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		687,380
SOH/AGL Deduction		289,676
ASSESSED VALUE		397,704
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		346,982
TOTAL JUST VALUE		687,380
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		643,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9502470	ADDITION	1,991	12/01/1995
B9502233	NEW CONSTR	95,341	09/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2113/1389	4/13/2017	WD	Q	I	02	470,000
GRANTOR: LONGOBARDO SHERYL L N						
GRANTEE: KOEPP DEAN EDWARD &						
0830/0518	4/17/1998	WD	Q	I		226,300
GRANTOR: BRICKER ROBERT J & CO						
GRANTEE: LONGOBARDO RICHARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W2 N17 W23 PTO=[YR=1995] N5 W7 S5 FSP=[YR=1995] W11 S16 E9 N6 E3 N4 E6 N6 W7 $ E7$S6 W6 S4 W3 S6 W9 N7 W17 S12 W6 S19 E7 S9 E13 FOP=[YR=1995] S2 E20 FGR=[YR=1995] S19 E24 N30 W6 S4 W12 N2 W6 S9 $ N6 W13 N3 W5 S7 W2 $ E2 N7 E5 S3 E13 N3 E6 S2 E12 N4 E8 N23 $.

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	1995	1995	3	76	2,660	
2	0811	CONCRETE B	0	100	0	0	952.00	SF	5.20	5.20	100	1995	1995	3	68	3,366	

LAND DESCRIPTION

TOTAL OB/XF 6,026

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