LOT 1
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CIERA LANE LLC
1090 RIDLEY RD
PALMS, MI 48465

2025

00-00-30-021E-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

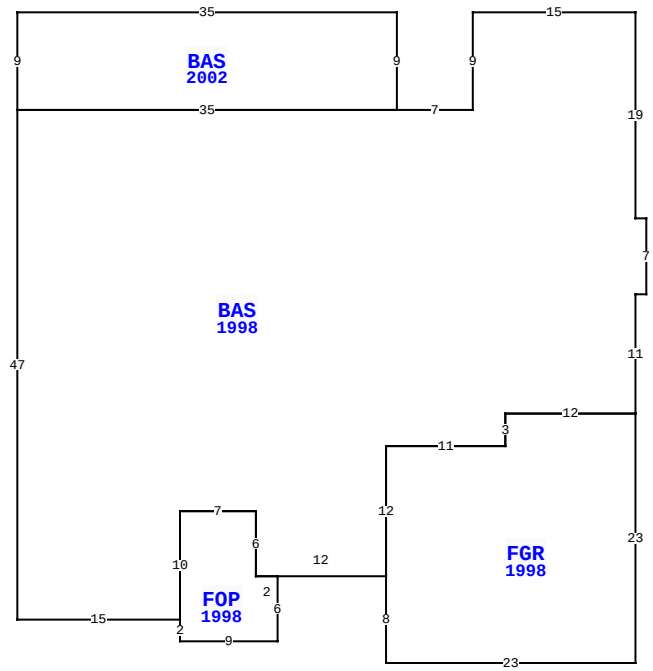
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	1998	2,299	326,670
BAS	315	100	2002	315	44,759
FGR	496	55	1998	273	38,791
FOP	96	30	1998	29	4,120
TOTALS	3,206			2,916	414,341

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,916	123.2340	162.67	474,346	1998	1998	0	0	0	12.65	87.35

1 SNGL FAM – 0% - 2024 Heated Area: 2614 HX Base Yr



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

2107 CIERA LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	414,341
TOTAL MARKET OB/XF VALUE	36,263
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	630,604
SOH/AGL Deduction	0
ASSESSED VALUE	630,604
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	630,604
TOTAL JUST VALUE	630,604
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	613,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007662	SWIM POOL	15,500	09/01/2000
B9704068	NEW CONSTR	77,922	07/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2664/700	8/31/2023	WD	Q	I	01	820,000
GRANTOR: BOETS PHILLIPPE & VIV						
GRANTEE: CIERA LANE LLC						
1809/1793	6/15/2012	WD	U	I	11	100
GRANTOR: DAVIS MARK & TAMMY L						
GRANTEE: BOETS PHILLIPPE & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 S9 W7 BAS=[YR=2002] N9 W35 S9 E35 $ W35 S47 E15 FOP=[YR=1998] S2 E9 N6 W2 N6 W7 S10 $ N10 E7 S6 E12 FGR=[YR=1998] S8 E23 N23 W12 S3 W11 S12 $ N12 E11 N3 E12 N11 E1 N7 W1 N19 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	0	0	0	774.00	SF	6.50	6.50	100	1998	1998	3	73	3,673	
3	0810	CONCRETE A	0	0	25	3	75.00	SF	6.50	6.50	100	1998	1998	3	73	356	
4	0861	POOL GUNIT	0	0	0	0	629.00	SF	85.00	85.00	100	2001	2001	3	25	13,366	
5	0845	KOOL DECK	0	0	0	0	932.00	SF	7.25	7.25	100	2001	2001	3	79	5,338	
6	0812	CONCRETE C	0	0	28	50	1,400.00	SF	4.00	4.00	100	2002	2002	3	80	4,480	
7	0911	SCRN RM A	0	0	0	0	1,488.00	SF	17.50	17.50	100	2006	2006	3	24	6,250	

LAND DESCRIPTION

TOTAL OB/XF 36,263

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	0	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS