LOT 2
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

BURNS EVA MARIE KELLEY
2115 CIERA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0002-0000

BUILDING CHARACTERISTICS

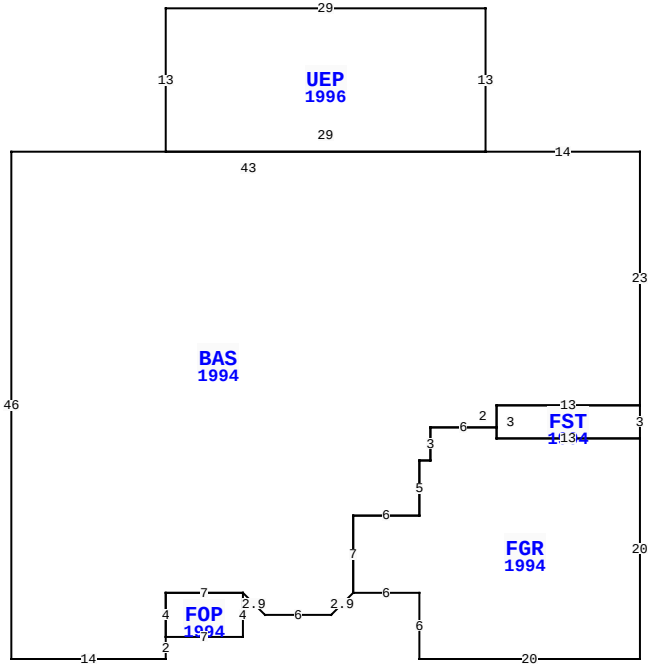
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	20	FACE BRICK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,015	100	1994	2,015	260,000
FGR	446	55	1994	245	31,613
FOP	28	30	1994	8	1,032
FST	39	55	1994	21	2,710
UEP	377	60	1996	226	29,161
TOTALS	2,905			2,515	324,516

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,515	118.1280	155.93	392,164	1994	1994	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 2017 Heated Area: 2015 HX Base Yr 2017



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

2115 CIERA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		324,516
TOTAL MARKET OB/XF VALUE		6,477
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		510,993
SOH/AGL Deduction		232,277
ASSESSED VALUE		278,716
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		222,994
TOTAL JUST VALUE		510,993
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		506,767

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631893	KITCH/BATHREM	9,000	03/01/2016
B00838	NEW CONSTR	106,200	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2030/2000	2/29/2016	WD	Q	I	01	275,000
GRANTOR: MONTGOMERY HERBERT						
GRANTEE: BURNS EVA MARIE KEL						
0737/0039	8/21/1995	WD	Q	I		130,200
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: MONTGOMERY HERBERT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W14 UEP=[YR=1996] N13 W29 S13 E29 $ W43 S46 E14 N2 FOP=[YR=1994] E7 N4 W7 S4 $ N4 E7 D2 R2 E6 U2 R2 FGR=[YR=1994] E6 S6 E20 N20FST=[YR=1994] N3 W13 S3 E13 $ W13 N1W6 S3 W1 S5 W6 S7 $ N7 E6 N5 E1 N3 E6 N2 E13 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	0811	CONCRETE B	0	100	54	16	864.00	SF	5.20	5.20	100	1994	1994	3	66	2,965	
2	0810	CONCRETE A	0	100	28	3	84.00	SF	6.50	6.50	100	1994	1994	3	66	360	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1994	1994	3	20	480	
5	0810	CONCRETE A	0	100	0	0	18.00	SF	6.50	6.50	100	1996	1996	3	70	82	

LAND DESCRIPTION

TOTAL OB/XF 6,477

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	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 DJ Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS