

LOT 4
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SIPES JOHN D JR
2139 CIERA LN
FERNANDINA BEACH, FL 32034

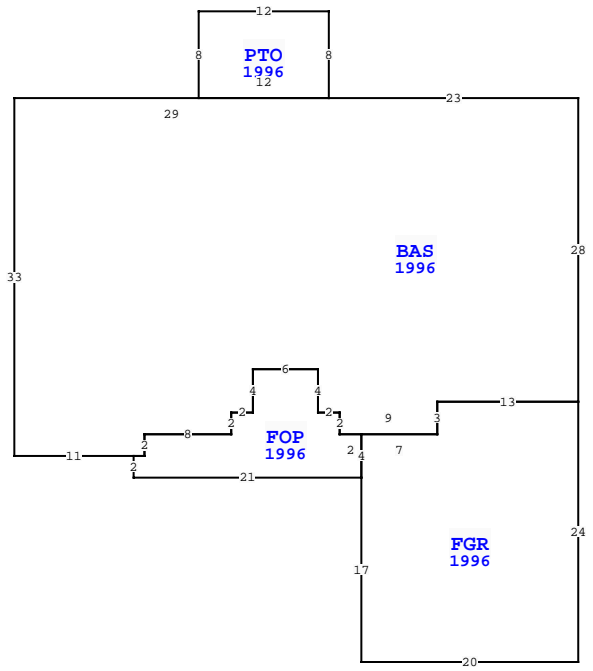
2025

00-00-30-021E-0004-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE 70	
Exterior Wall	16	WD FR STUC 30	
Roof Structure	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	13	LVT/LAMNT 60	
Interior Floor	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	2026.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,553	100	1996
FGR	459	55	1996
FOP	126	30	1996
PTO	96	5	1996
TOTALS	2,234		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,848	133.7450	176.54	326,246	1996	1996	0	0	13.83	86.17
1 SNGL FAM - 100% - 2018 Heated Area: 1553 HX Base Yr 2018											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	281,126		
TOTAL MARKET OB/XF VALUE	6,081		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	467,207		
SOH/AGL Deduction	258,802		
ASSESSED VALUE	208,405		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	157,683		
TOTAL JUST VALUE	467,207		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	458,648		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1801133	REMODEL	40,000	02/02/2018
B9602814	NEW CONSTR	72,905	04/01/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0766/1941	7/31/1996	WD Q	Q	I		122,600
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: SIPES JOHN D JR						
0758/0191	4/26/1996	WD U	V	19		24,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ISLAND HOMES BY SEA						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1996
2	0811	CONCRETE B	0 100	0	0	809.00	SF	5.20	5.20	100	1996
3	0810	CONCRETE A	0 100	0	0	97.00	SF	6.50	6.50	100	1996

TOTAL OB/XF											
6,081											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1996] W23 PTO=[YR=1996] N8 W12 S8 E12 \$ W29 S33 E11											
FOP=[YR=1996] S2 E21 FGR=[YR=1996] S17 E20 N24 W13 S3 W7 S4 \$											
N4 W2 N2 W2 N4 W6 S4 W2 S2 W8 S2 W1 \$ E1 N2 E8 N2 E2 N4 E6 S4 E2 S2 E9 N3 E13 N28 \$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT	1.00