LOT 6
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

REBSCHER MARK & MONICA
2157 CIERRA LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0006-0000

BUILDING CHARACTERISTICS

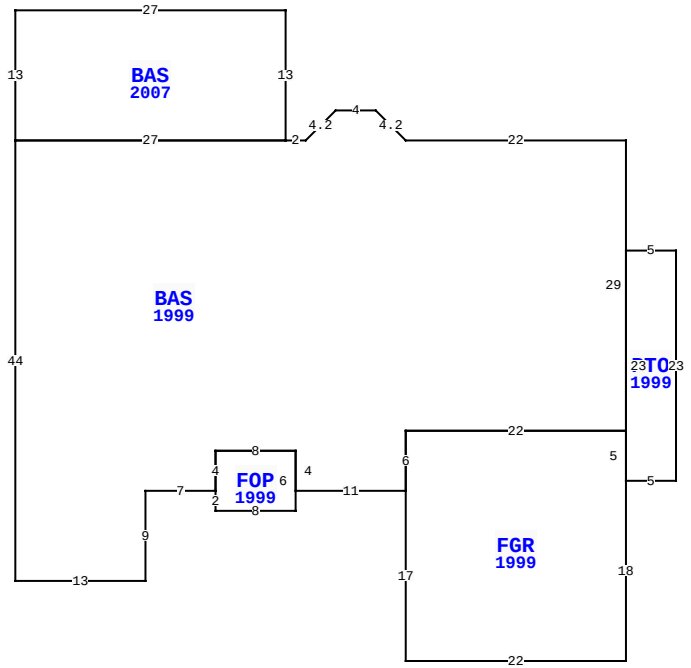
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	1999	2,109	307,108
BAS	351	100	2007	351	51,111
FGR	506	55	1999	278	40,482
FOP	48	30	1999	14	2,039
PTO	115	5	1999	6	874
TOTALS	3,129			2,758	401,613

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,758	126.0768	166.42	458,986	1999	1999	0	0	0	12.50	87.50

1 SNGL FAM – 100% - 2006 Heated Area: 2460 HX Base Yr 2006



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

2157 CIERA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		401,613
TOTAL MARKET OB/XF VALUE		11,653
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		593,266
SOH/AGL Deduction		344,734
ASSESSED VALUE		248,532
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		197,810
TOTAL JUST VALUE		593,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		583,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E17094	ELEC OTHER	1,500	04/01/2006
P10620	OTHER	0	01/01/2006
R08750	REPAIR/RRF	580	12/01/2005
B0516864	ADDITION	23,166	09/01/2005
B9805267	NEW CONSTR	100,628	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1343/1158	8/19/2005	WD	Q	I		286,000
GRANTOR: VURNAKES GEORGE & JEA						
GRANTEE: REBSCHER MARK & MON						
0987/0942	5/21/2001	WD	Q	I	01	100
GRANTOR: VURNAKES GEORGE & JEA						
GRANTEE: VURNAKES GEORGE & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W22 U3 L3 W4 L3 D3 W2 BAS=[YR=2007] N13 W27 S13 E27 $ W27S44 E13 N9 E7 FOP=[YR=1999] S2 E8 N6 W8 S4 $ N4 E8 S4 E11 FGR=[YR=1999] S17 E22 N18 PTO=[YR=1999] E5 N23 W5 S23 $ N5 W22 S6 $ N6 E22 N29 $.

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	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	714.00	SF	6.50	6.50	100	1999	1999	3	75	3,481	
3	0810	CONCRETE A	0	100	0	0	209.00	SF	6.50	6.50	100	1999	1999	3	75	1,019	
4	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	1999	1999	3	75	312	
5	0858	SCULP CONC	0	100	0	0	321.00	SF	13.00	13.00	100	2007	2007	3	96	4,006	

LAND DESCRIPTION

TOTAL OB/XF 11,653

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 05/09/2019 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS