LOT 24
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

DEEHAN NANCY L/E/
2637 LE SABRE PL
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-021E-0024-0000**

## BUILDING CHARACTERISTICS

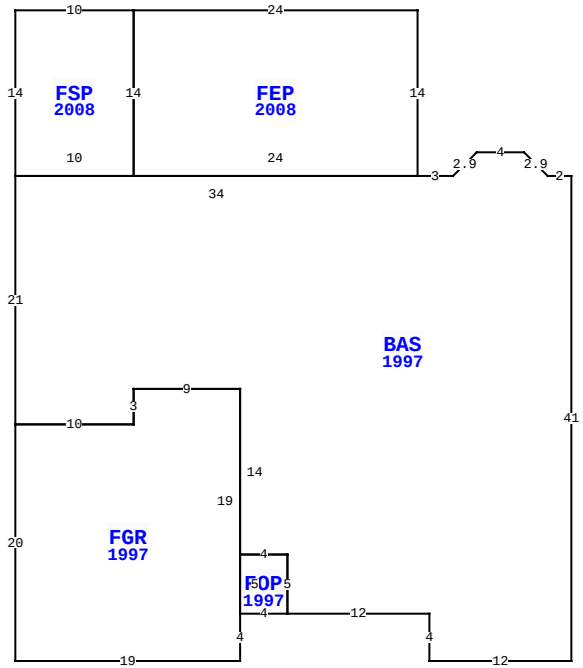
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 12 | HARDWOOD 30 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,448 | 100 | 1997 | 1,448 | 204,625 |
| FEP | 336 | 80 | 2008 | 269 | 38,014 |
| FGR | 407 | 55 | 1997 | 224 | 31,655 |
| FOP | 20 | 30 | 1997 | 6 | 848 |
| FSP | 140 | 40 | 2008 | 56 | 7,913 |
| TOTALS | 2,351 | | | 2,003 | 283,056 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,003 | 123.4065 | 162.90 | 326,289 | 1997 | 1997 | 0 | 0 | 0 | 13.25 | 86.75 |

1 SNGL FAM – 100% - 2010 Heated Area: 1448 HX Base Yr 2010




2637 LE SABRE PL, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 8 | Tax Dist: | |
| BUILDING MARKET VALUE | | 283,056 |
| TOTAL MARKET OB/XF VALUE | | 6,675 |
| TOTAL LAND VALUE - MARKET | | 189,000 |
| TOTAL MARKET VALUE | | 478,731 |
| SOH/AGL Deduction | | 278,521 |
| ASSESSED VALUE | | 200,210 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 149,488 |
| TOTAL JUST VALUE | | 478,731 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 466,973 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B240003675 | ADD BED, EXT FGR | 374,000 | 04/01/2024 |
| B9805392 | ADDITION | 2,660 | 09/01/1998 |
| B9703979 | NEW CONSTR | 74,450 | 05/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2295/0966 | 8/01/2019 | LE | U | I | 11 | 100 |
| GRANTOR: DEEHAN NANCY | | | | | | |
| GRANTEE: DEEHAN NANCY C LIVI | | | | | | |
| 1631/0081 | 7/10/2009 | WD | Q | I | 01 | 250,000 |
| GRANTOR: RICE JOHN PAUL & DONN | | | | | | |
| GRANTEE: DEEHAN NANCY | | | | | | |

## BUILDING NOTES

## 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 | 1997 | 1997 | 3 | 79 | 2,765 | |
| 2 | 0811 | CONCRETE B | 0 | 100 | 0 | 0 | 727.00 | SF | 5.20 | 5.20 | 100 | 1997 | 1997 | 3 | 72 | 2,722 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 44.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 72 | 206 | |
| 4 | 1076 | TRELLIS A | 0 | 100 | 13 | 14 | 182.00 | SF | 7.50 | 7.50 | 100 | 2005 | 2005 | 3 | 36 | 491 | |
| 5 | 1126 | CB/STC 8" | 0 | 100 | 12 | 2 | 24.00 | SF | 8.00 | 8.00 | 100 | 2005 | 2005 | 3 | 84 | 161 | |
| 6 | 0600 | SUMMER KIT | 0 | 100 | 0 | 0 | 1.00 | UT | 1,500.00 | 1,500.00 | 100 | 2005 | 2005 | 3 | 22 | 330 | |

## BUILDING DIMENSIONS

BAS=[YR=1997] W2 U2 L2 W4 L2 D2 W3 FEP=[YR=2008] N14 W24 FSP=[YR=2008] W10 S14 E10 N14$ S14 E24$ W34 S21 FGR=[YR=1997] S20 E19 N4 FOP=[YR=1997] E4 N5 W4 S5 $ N19 W9 S3 W10 $ E10 N3 E9 S14 E4 S5 E12 S4 E12 N41 $ .

## LAND DESCRIPTION

TOTAL OB/XF 6,675

| 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 | 000134 | C | RES POND | 100 | 0003 | RSF-2 | 0.00 | 0.00 | 1.00 | LT | | 1.00 | 1.00 | 1.05 | 180,000.00 | 189,000.00 | 189,000 | | | | | | | |

REVIEW DATE 07/10/2025 BY HS Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 07/30/2025 BY SYS