

LOT 26
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MCCANNELL JAMES H & SUE C
2613 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0026-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 8													
Exterior Wall	10	ABOVE AVG 100	0900	01	2,025	127.2383	167.95	340,099	1996	1996		0	0	13.50	86.50	VALUATION BY STANDARD													
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006														Heated Area: 1798												
Roof Cover	03	COMP SHNGL 100															HX Base Yr 2006												
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 70																											
Interior Floo	11	CLAY TILE 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	1,798	100	1996	1,798	261,208																								
FGR	405	55	1996	223	32,397																								
FOP	15	30	1996	4	581																								
PTO	10	5	1996	0	0																								
TOTALS			2,228		2,025	294,186																							
EXTRA FEATURES						2613 LE SABRE PL, FERNANDINA BEACH																							
L N	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	0	0	728.00	SF	5.20	5.20	100	1996	1996	3	70	2,650													
2	0810	CONCRETE A	0	100	0	0	25.00	SF	6.50	6.50	100	1996	1996	3	70	114													
3	0755	FSP	1	100	14	12	168.00	SF	20.00	20.00	100	2007	2007	3	27	907													
4	0479	VF PICKET	0	100	0	0	89.00	LF	10.00	10.00	100	2001	2001	3	52	463													
5	0478	VF 6 SLAT	0	100	0	0	63.00	LF	15.00	15.00	100	2001	2001	3	52	491													
6	0810	CONCRETE A	0	100	0	0	120.00	SF	6.50	6.50	100	2007	2007	3	87	679													
7	0477	VF 4 SLAT	0	100	0	0	78.00	LF	14.00	14.00	100	2001	2001	3	52	568													
8	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2010	2010	3	90	140													
9	0810	CONCRETE A	0	100	0	0	400.00	SF	6.50	6.50	100	2010	2010	3	90	2,340													
TOTAL OB/XF 8,352																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.25	180,000.00	225,000.00	225,000												
REVIEW DATE 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS																													