LOT 27
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HUGHES JAMES J & SHAYNA
2547 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0027-0000

BUILDING CHARACTERISTICS

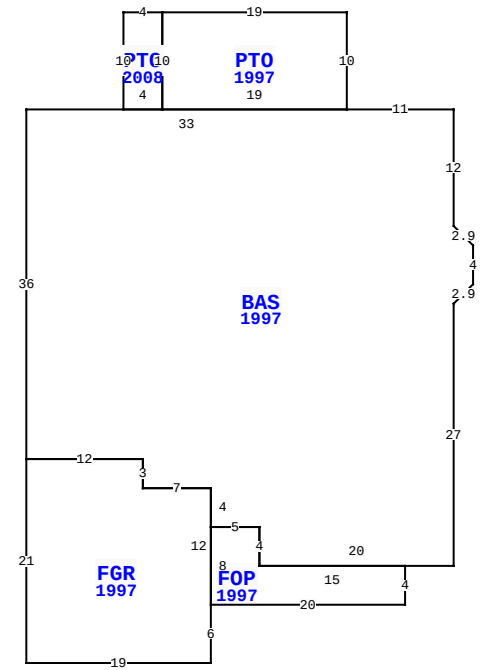
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,872	100	1997	1,872	264,299
FGR	378	55	1997	208	29,366
FOP	100	30	1997	30	4,236
PTO	190	5	1997	10	1,412
PTO	40	5	2008	2	283
TOTALS	2,580			2,122	299,596

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,122	123.4065	162.90	345,674	1997	1997	0	0	0	13.33	86.67

1 SNGL FAM – 100% - 2023 Heated Area: 1872 HX Base Yr 2023



2547 LE SABRE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		299,596
TOTAL MARKET OB/XF VALUE		13,164
TOTAL LAND VALUE - MARKET		189,000
TOTAL MARKET VALUE		501,760
SOH/AGL Deduction		90,842
ASSESSED VALUE		410,918
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		360,196
TOTAL JUST VALUE		501,760
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		488,467

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603497	NEW CONSTR	86,490	12/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2216/1760	8/06/2018	WD	Q	I	02	332,500
GRANTOR: JOHNSON ALAN & TINA						
GRANTEE: HUGHES JAMES J & SH						
1911/1387	4/09/2014	WD	Q	I	01	220,000
GRANTOR: FORD JAMES S & FRANKI						
GRANTEE: JOHNSON ALAN & TINA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 PTO=[YR=1997] N10 W19 PTO=[YR=2008] W4 S10 E4 N10$ S10 E19 $ W33 S36 FGR=[YR=1997] S21 E19 N6 FOP=[YR=1997] E20 N4 W15 N4 W5 S8$ N12 W7 N3 W12$ E12 S3 E7 S4 E5 S4 E20 N27 U2 R2 N4 L2 U2 N12$.

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	0	0	757.00	SF	5.20	5.20	100	1997	1997	3	72	2,834	
2	0810	CONCRETE A	0	100	0	0	48.00	SF	6.50	6.50	100	1997	1997	3	72	225	
3	0880	JOGNG POOL	0	100	0	0	1.00	UT	34,000.00	34,000.00	100	2005	2005	3	22	7,480	
4	0911	SCRN RM A	0	100	24	24	576.00	SF	17.50	17.50	100	2005	2005	3	22	2,218	
5	1242	WD DECK A	0	100	0	0	185.00	SF	10.00	10.00	100	2005	2005	3	22	407	

LAND DESCRIPTION

TOTAL OB/XF 13,164

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 05/13/2019 BY DJA Total Acres: 0.00 Total Land Value: 189,000 Market: 0 Agricultural: 0 Common: 189,000 PRINTED 07/30/2025 BY SYS