

LOT 35
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

DURDEN GAREY C & JOAN S
2548 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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	14	CARPET 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
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NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,996	100	1997	1,996	294,382
FEP	256	80	2007	205	30,235
FGR	420	55	1997	231	34,069
FOP	36	30	1997	11	1,622
PTO	64	5	2007	3	443

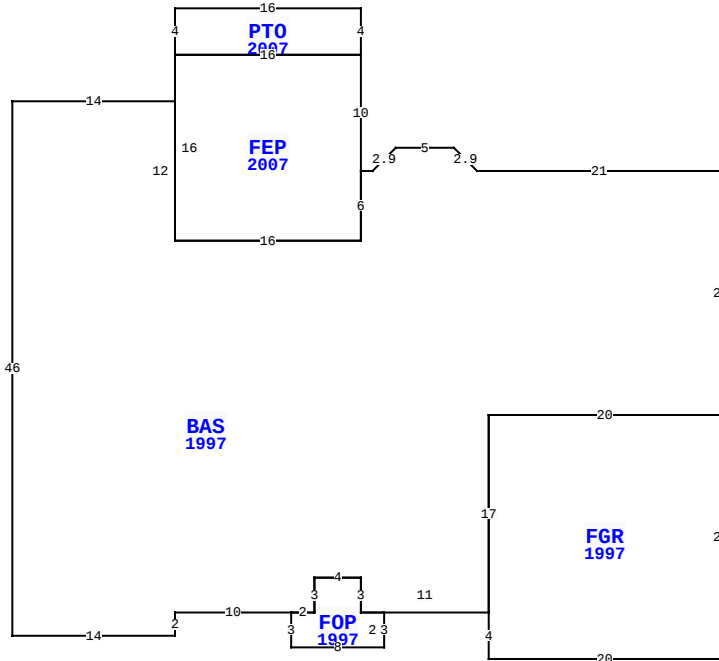
TOTALS	2,772			2,446	360,752
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	100	0	0	730.00	SF	5.20
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00

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

REVIEW DATE	05/13/2019	BY	DJA
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MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	2,446	128.9150	170.17	416,236	1997	1997	0	0
1 SNGL FAM - 100% - 2006									
Heated Area: 1996									
HX Base Yr 2006									



2548 LE SABRE PL, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE	
XF DATE			LAND DATE	01/01/2019
INC DATE			AG DATE	KB

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	730.00	SF	5.20	5.20	100	1997	1997	3	72	2,733	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1997	1997	3	72	323	
3	0810	CONCRETE A	0	100	8	3	24.00	SF	6.50	6.50	100	2007	2007	3	87	136	
4	1242	WD DECK A	0	100	10	12	120.00	SF	10.00	10.00	100	2002	2002	3	20	240	

TOTAL OB/XF													3,432		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE				
RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000.00				

Total Acres:	0.00	Total Land Value:	180,000	Market:	0	Agricultural:	0	Common:	180,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		360,752	
TOTAL MARKET OB/XF VALUE		3,432	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		544,184	
SOH/AGL Deduction		322,247	
ASSESSED VALUE		221,937	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		171,215	
TOTAL JUST VALUE		544,184	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		529,025	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E19238	ELEC OTHER	800	05/01/2007
B19699	ADDITION	24,366	04/01/2007
B9704313	NEW CONSTR	93,315	09/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1211/0708	3/01/2004	WD	Q	I		235,000
GRANTOR: TAYLOR JAMES J						
GRANTEE: DURDEN GAREY C & JO						
0884/0609	5/24/1999	WD	Q	I		165,000
GRANTOR: GODFREY ADAM K & ELIZ						
GRANTEE: TAYLOR JAMES J						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1997] W21 U2 L2 W5 L2 D2 W1 FEP=[YR=2007] N10									
PTO=[YR=2007] N4 W16 S4 E16\$ W16 S16 E16 N6\$ S6 W16 N12 W14									
S46 E14 N2 E10 FOP=[YR=1997] S3 E8 N3 W2 N3 W4 S3 W2\$ E2 N3									
E4 S3 E11 FGR=[YR=1997] S4 E20 N21 W20 S17\$ N17 E20 N21\$.									