

LOT 36
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

JACOBS WILLIAM E
2602 LESABRE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0036-0000



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	08	SHT VINYL 20
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
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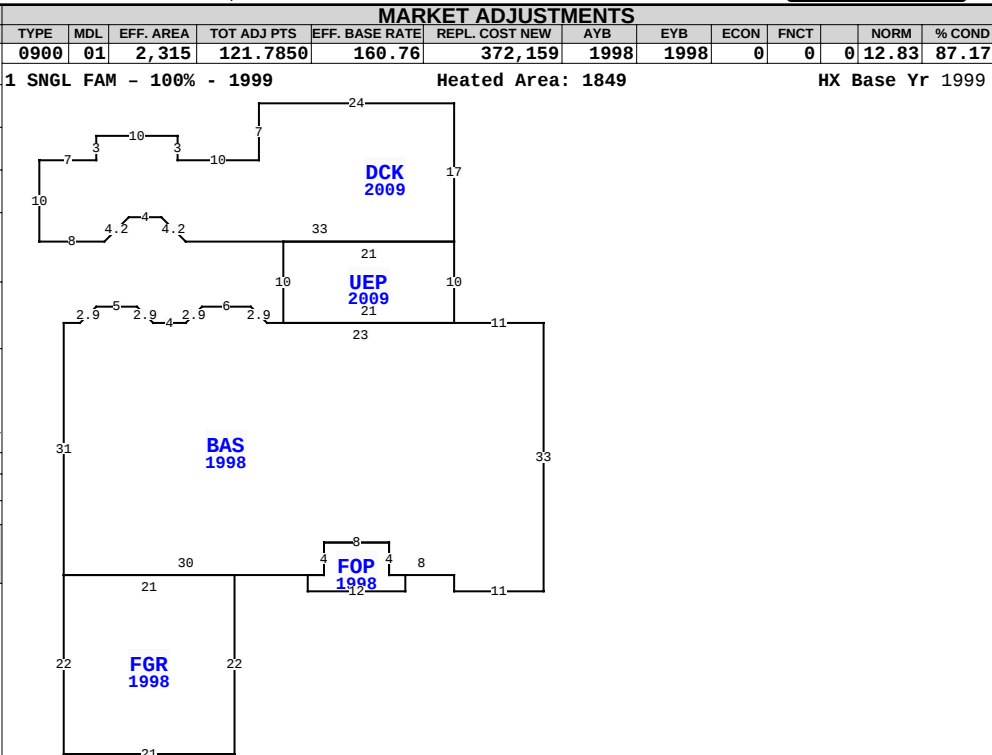
NEIGHBORHOOD/LOC	2026.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,849	100	1998	1,849	259,108
DCK	687	10	2009	69	9,669
FGR	462	55	1998	254	35,594
FOP	56	30	1998	17	2,382
UEP	210	60	2009	126	17,657
TOTALS	3,264			2,315	324,411

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
2	0810	CONCRETE A	0	100	0	0	731.00	SF	6.50	6.50	100	1998	1998	3	73	3,469	
3	0810	CONCRETE A	0	100	39	3	117.00	SF	6.50	6.50	100	1998	1998	3	73	555	
4	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1999	1999	3	20	480	
5	0851	PATIO STON	0	100	10	2	20.00	SF	0.75	0.75	100	2000	2000	3	77	12	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2602 LE SABRE PL, FERNANDINA BEACH

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

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

TOTAL OB/XF		
L N	USE CODE	CLS
1	000100	C

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE	324,411		
TOTAL MARKET OB/XF VALUE	7,316		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	511,727		
SOH/AGL Deduction	304,713		
ASSESSED VALUE	207,014		
TOTAL EXEMPTION VALUE	55,722		
BASE TAXABLE VALUE	151,292		
TOTAL JUST VALUE	511,727		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	496,421		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804845	NEW CONSTR	106,062	04/09/1998

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0842/1638	7/29/1998	WD Q	I
GRANTOR: ATLANTIC BUILDERS INC			
GRANTEE: JACOBS WILLIAM E &			
0804/1277	8/27/1997	WD U	V 09
GRANTOR: RED LIMITED PARTNERSH			
GRANTEE: ATLANTIC BUILDERS I			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=1998] W11 UEP=[YR=2009] N10 DCK=[YR=2009] N17 W24 S7 W10 N3 W10 S3 W7 S10 E8 R3 U3 E4 D3 R3 E33\$ W21 S10 E21\$ W23 U2 L2 W6 D2 L2 W4 U2 L2 W5 D2 L2 W2 S31 FGR=[YR=1998] S22 E21 N22 W21 \$ E30 FOP=[YR=1998] S2 E12 N2 W2 N4 W8 S4 W2 \$ E2 N4 E8 S4 E8 S2 E11 N33 \$.			