LOT 41
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

LINDEN PAUL ERIC & JAN S
2668 LE SABRE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0041-0000

BUILDING CHARACTERISTICS

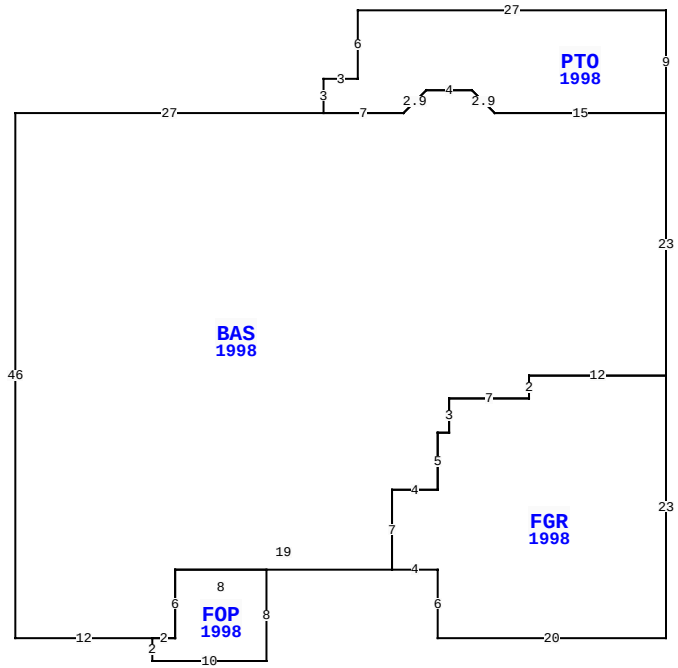
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,027	100	1998	2,027	289,406
FGR	469	55	1998	258	36,836
FOP	68	30	1998	20	2,856
PTO	240	5	1998	12	1,713
TOTALS	2,804			2,317	330,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,317	124.0827	163.79	379,501	1998	1998	0	0	0	12.83	87.17

1 SNGL FAM – 100% - 2018 Heated Area: 2027 HX Base Yr 2018



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

2668 LE SABRE PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		330,811
TOTAL MARKET OB/XF VALUE		3,720
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		514,531
SOH/AGL Deduction		210,723
ASSESSED VALUE		303,808
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		253,086
TOTAL JUST VALUE		514,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		498,879

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9804827	NEW CONSTR	113,916	04/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2052/1982	6/13/2016	SW	Q	I	02	264,900
GRANTOR: FANNIE MAE						
GRANTEE: LINDEN PAUL ERIC &						
1960/1046	2/02/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1998] W27 S6 W3 S3 BAS=[YR=1998] W27 S46 E12
FOP=[YR=1998] S2 E10 N8 W8 S6 W2 $ E2 N6 E19 FGR=[YR=1998]
E4 S6 E20 N23 W12 S2 W7 S3 W1 S5 W4 S7 $ N7 E4 N5 E1 N3 E7 N2
E12 N23 W15 U2 L2 W4 D2 L2 W7$ E7 U2 R2 E4 D2 R2 E15 N9 $
.

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	0810	CONCRETE A	0	100	0	0	712.00	SF	6.50	6.50	100	1998	1998	3	73	3,378	
2	0810	CONCRETE A	0	100	24	3	72.00	SF	6.50	6.50	100	1998	1998	3	73	342	

LAND DESCRIPTION

TOTAL OB/XF 3,720

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	000100	C	RES	100	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/05/2020 BY DJA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS