LOT 42
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

RUGGIERO DONALD & TYLENE
2676 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0042-0000

BUILDING CHARACTERISTICS

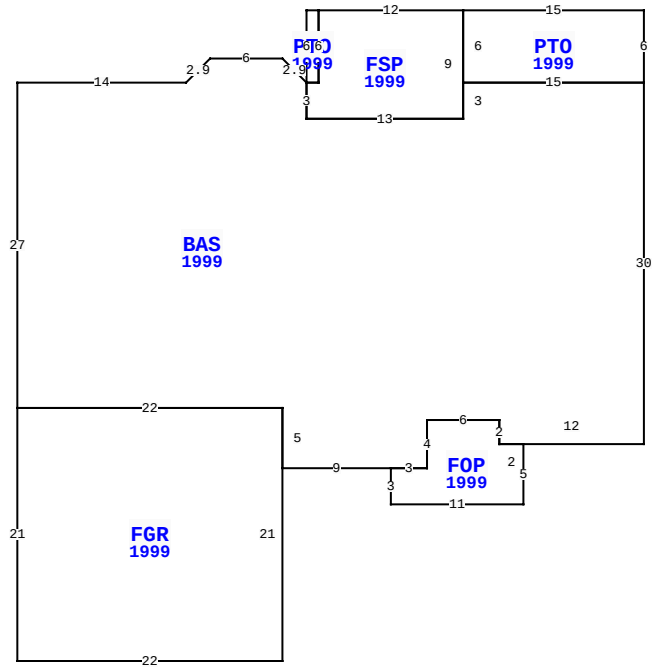
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
NEIGHBORHOOD/LOC	2026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,483	100	1999	1,483	218,086
FGR	462	55	1999	254	37,353
FOP	61	30	1999	18	2,647
FSP	111	40	1999	44	6,471
PTO	6	5	1999	0	0
PTO	90	5	1999	4	588
TOTALS	2,213			1,803	265,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,803	127.0750	167.74	302,435	1999	1999	0	0	0	12.33	87.67

1 SNGL FAM – 100% - 2017 Heated Area: 1483 HX Base Yr 2017



2676 LE SABRE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		265,145
TOTAL MARKET OB/XF VALUE		6,925
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		452,070
SOH/AGL Deduction		207,950
ASSESSED VALUE		244,120
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		193,398
TOTAL JUST VALUE		452,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		439,614

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9906109	NEW CONSTR	76,370	05/01/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2039/0728	4/07/2016	WD	Q	I	01	238,000
GRANTOR: BURLINGAME BRYAN M ET						
GRANTEE: RUGGIERO DONALD & T						
1845/1079	2/25/2013	QC	U	I	11	100
GRANTOR: BURLINGAME BRYAN M ET						
GRANTEE: BURLINGAME BRYAN M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1999] W15 FSP=[YR=1999] W12 PTO=[YR=1999] W1 S6 BAS=[YR=1999] L2 U2 W6 D2 L2 W14 S27 FGR=[YR=1999] S21 E22N21 W22 $ E22 S5 E9 FOP=[YR=1999] S3 E11 N5 W2 N2 W6 S4 W3 $ E3 N4 E6 S2 E12 N30 W15 S3 W13 N3$ E1 N6 $ S6 W1 S3 E13 N9 $ S6E15 N6 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0810	CONCRETE A	0	100	0	0	734.00	SF	6.50	6.50	100	1999	1999	3	75	3,578	
3	0810	CONCRETE A	0	100	35	3	105.00	SF	6.50	6.50	100	1999	1999	3	75	512	

LAND DESCRIPTION

TOTAL OB/XF 6,925

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