LOT 43
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

KERN DORIS L
PO BOX 15055
FERNANDINA BEACH, FL 32035

2025

00-00-30-021E-0043-0000

BUILDING CHARACTERISTICS

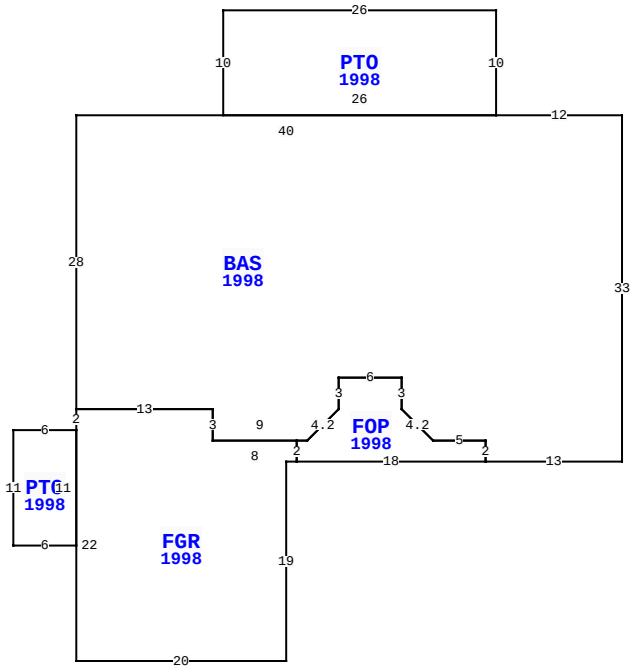
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	16	WD FR STUC 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,554	100	1998	1,554	241,148
FGR	461	55	1998	254	39,415
FOP	81	30	1998	24	3,724
PTO	66	5	1998	3	465
PTO	260	5	1998	13	2,018
TOTALS	2,422			1,848	286,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,848	134.8950	178.06	329,055	1998	1998	0	0	0	12.85	87.15

1 SNGL FAM – 0% - 0 Heated Area: 1554 HX Base Yr



2686 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	286,771
TOTAL MARKET OB/XF VALUE	6,121
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	472,892
SOH/AGL Deduction	74,898
ASSESSED VALUE	397,994
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	397,994
TOTAL JUST VALUE	472,892
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	459,415

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9805040	NEW CONSTR	75,277	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2789/338	5/21/2025	WD	Q	I	01	665,000
GRANTOR: GABRIEL MICHAEL J						
GRANTEE: KERN DORIS L						
0853/1588	10/28/1998	WD	Q	I		144,600
GRANTOR: ISLAND HOMES BY SEAWA						
GRANTEE: GABRIEL MICHAEL J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W12 PTO=[YR=1998] N10 W26 S10 E26 $ W40 S28
FGR=[YR=1998] S2 PTO=[YR=1998] W6 S11 E6 N11 $ S22 E20 N19 E1
FOP=[YR=1998] E18 N2 W5 U3 L3 N3 W6 S3 L3 D3 W1 S2$ N2 W8
N3 W13$ E13 S3 E9 U3 R3 N3 E6 S3 D3 R3 E5 S2 E13 N33 $.

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	0	0	0	1,290.00	SF	6.50	6.50	100	1998	1998	3	73	6,121	

LAND DESCRIPTION

TOTAL OB/XF 6,121

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	0	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