LOT 45
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CITINO SCOTT B & DIANA L
2702 LESABRE PLACE
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-021E-0045-0000**

## BUILDING CHARACTERISTICS

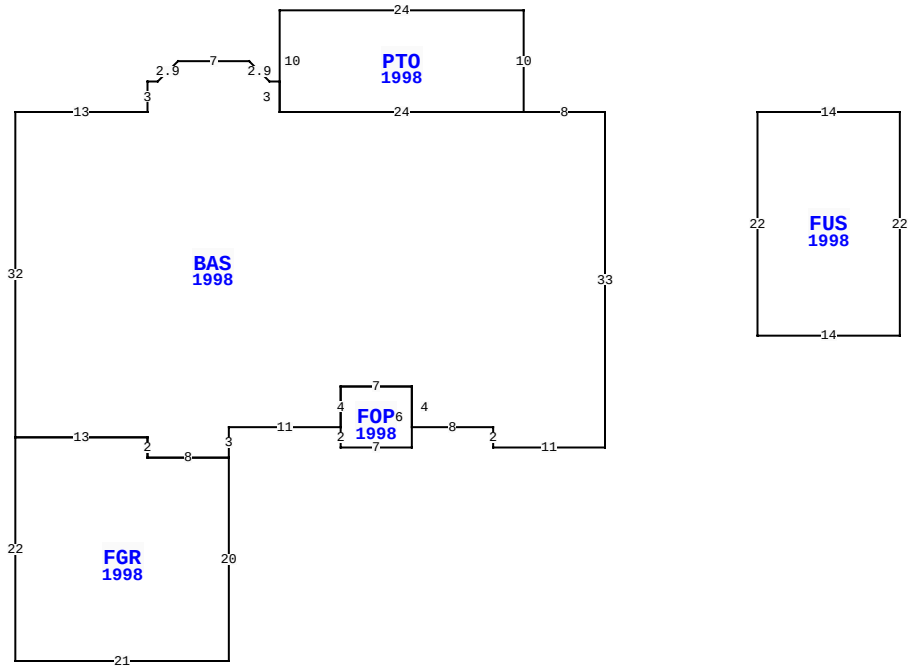
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 70 |
| Exterior Wall | 16 | WD FR STUC 30 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,886 | 100 | 1998 | 1,886 | 257,553 |
| FGR | 446 | 55 | 1998 | 245 | 33,458 |
| FOP | 42 | 30 | 1998 | 13 | 1,776 |
| FUS | 308 | 100 | 1998 | 308 | 42,060 |
| PTO | 240 | 5 | 1998 | 12 | 1,639 |
| TOTALS | 2,922 | | | 2,464 | 336,485 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,464 | 118.6800 | 156.66 | 386,010 | 1998 | 1998 | 0 | 0 | 0 | 12.83 | 87.17 |

1 SNGL FAM – 100% - 1999 Heated Area: 2194 HX Base Yr 1999




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

2702 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 | | 336,485 |
| TOTAL MARKET OB/XF VALUE | | 7,735 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 524,220 |
| SOH/AGL Deduction | | 309,839 |
| ASSESSED VALUE | | 214,381 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 163,659 |
| TOTAL JUST VALUE | | 524,220 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 508,370 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B9704213 | NEW CONSTR | 89,395 | 08/01/1997 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0823/1613 | 2/23/1998 | WD | Q | I | | 143,300 |
| GRANTOR: ATLANTIC BUILDERS | | | | | | |
| GRANTEE: CITINO SCOTT B & DI | | | | | | |
| 0798/0037 | 6/30/1997 | WD | U | V | 19 | 27,000 |
| GRANTOR: RED LIMITED PARTNERSH | | | | | | |
| GRANTEE: ATLANTIC BUILDERS I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1998] W8 PTO=[YR=1998] N10 W24 S10 E24 $W24 N3 W1 U2 L2 W7 D2 L2 W1 S3 W13 S32 FGR=[YR=1998] S22 E21 N20 W8N2 W13 $ E13 S2 E8 N3 E11 FOP=[YR=1998] S2 E7 N6 W7 S4 $ N4 E7S4 E8 S2 E11 N33 $ PTR= E15 FUS=[YR=1998] E14 S22 W14 N22 $ W15 $ .

## 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 | 1998 | 1998 | 3 | 80 | 2,800 | |
| 2 | 0810 | CONCRETE A | 0 | 100 | 0 | 0 | 1,028.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 4,878 | |
| 3 | 0810 | CONCRETE A | 0 | 100 | 4 | 3 | 12.00 | SF | 6.50 | 6.50 | 100 | 1998 | 1998 | 3 | 73 | 57 | |

## LAND DESCRIPTION

TOTAL OB/XF 7,735

| 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