

LOT 46
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

HARPER RUBY S & LOUIS C
1910 OCILLA RD
DOUGLAS, GA 31533

2025

00-00-30-021E-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	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

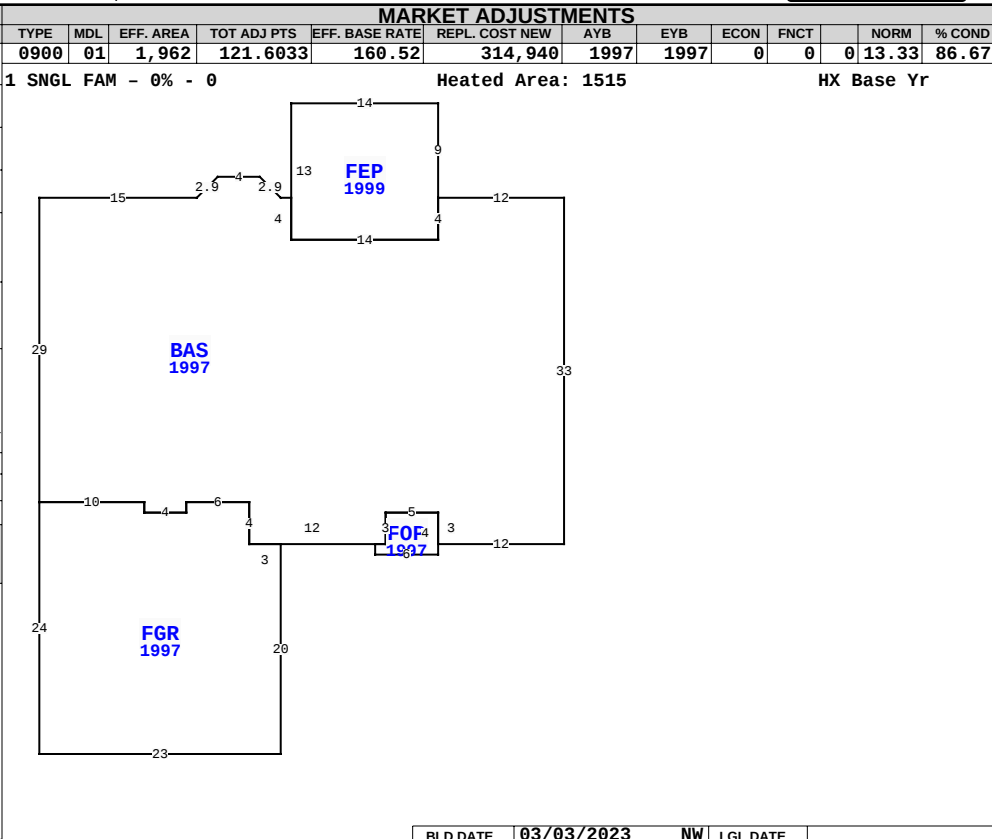
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,515	100	1997	1,515	210,771
FEP	182	80	1999	146	20,312
FGR	536	55	1997	295	41,041
FOP	21	30	1997	6	835
TOTALS	2,254			1,962	272,958

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	0812	CONCRETE C	0	0	0	0		1,178.00	SF 4.00	4.00	100	1997	1997	3	72	3,393
2	0810	CONCRETE A	0	0	0	0		30.00	SF 6.50	6.50	100	1997	1997	3	72	140
3	1242	WD DECK A	0	0	0	0		392.00	SF 10.00	10.00	100	1999	1999	3	20	784

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2714 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	272,958		
TOTAL MARKET OB/XF VALUE	4,317		
TOTAL LAND VALUE - MARKET	180,000		
TOTAL MARKET VALUE	457,275		
SOH/AGL Deduction	25,527		
ASSESSED VALUE	431,748		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	431,748		
TOTAL JUST VALUE	457,275		
NCON VALUE	0		
INCOME VALUE	0		
PREVIOUS YEAR MKT VALUE	444,328		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9703840	NEW CONSTR	79,560	04/01/1997

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / RSN CD
2469/0237	5/26/2021	SW Q	I 01
GRANTOR: HPP PROPERTY LLC			
GRANTEE: HARPER RUBY S & LOU			
2469/0236	5/13/2021	QC U	I 11
GRANTOR: HOME PRESERVATION PAR			
GRANTEE: HPP PROPERTY LLC			

BUILDING NOTES			
----------------	--	--	--

BUILDING DIMENSIONS			
BAS=[YR=1997] W12 FEP=[YR=1999] N9 W14 S13 E14 N4 \$ S4 W14 N4 W1 U2 L2 W4 D2 L2 W15 S29 FGR=[YR=1997] S24 E23 N20 W3N4 W6 S1 W4 N1 W10 \$ E10 S1 E4N1 E6 S4 E12 FOP=[YR=1997] S1 E6 N4 W5 S3 W1 \$ E1 N3 E5 S3 E12 N33\$.			