LOT 47
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SMEATON ROBERT W REV TRUST/SMEATON ROBERT W TRUSTE
2726 LE SABRE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0047-0000

BUILDING CHARACTERISTICS

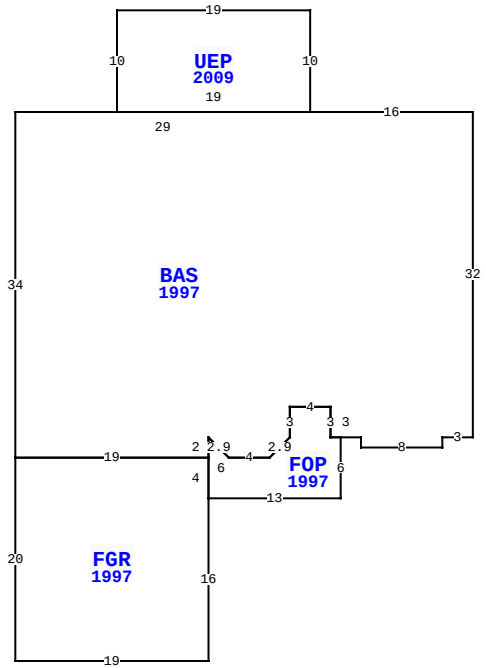
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,486	100	1997	1,486	221,758
FGR	380	55	1997	209	31,190
FOP	78	30	1997	23	3,432
UEP	190	60	2009	114	17,012
TOTALS	2,134			1,832	273,391

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,832	129.9500	171.53	314,243	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 1998 Heated Area: 1486 HX Base Yr 1998



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

2726 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		273,391
TOTAL MARKET OB/XF VALUE		7,926
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		461,317
SOH/AGL Deduction		287,600
ASSESSED VALUE		173,717
TOTAL EXEMPTION VALUE	HX HB WR	55,722
BASE TAXABLE VALUE		117,995
TOTAL JUST VALUE		461,317
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,429

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1226293	ROOFREP	3,200	08/01/2012
B9805608	ADDITION	2,150	12/01/1998
B9703982	NEW CONSTR	73,050	04/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2065/0746	7/25/2016	QC	U	I	11	100
GRANTOR: SMEATON ROBERT W						
GRANTEE: SMEATON ROBERT W RE						
0805/1566	9/09/1997	WD	Q	I		114,000
GRANTOR: ATLANTIC BUILDERS						
GRANTEE: SMEATON ROBERT W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W16 UEP=[YR=2009] N10 W19 S10 E19 $ W29 S34
FGR=[YR=1997] S20 E19 N16 FOP=[YR=1997] E13 N6 W1 N3 W4 S3
L2 D2 W4 U2 L2 S6 $ N4 W19 $ E19 N2 R2 D2 E4 U2 R2 N3
E4 S3 E3 S1E8 N1 E3 N32 $.

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	1997	1997	3	79	2,765	
2	0811	CONCRETE B	0	100	0	0	899.00	SF	5.20	5.20	100	1997	1997	3	72	3,366	
3	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	1997	1997	3	72	421	
4	1242	WD DECK A	0	100	0	0	241.00	SF	10.00	10.00	100	1999	1999	3	20	482	
5	0810	CONCRETE A	0	100	0	0	183.00	SF	6.50	6.50	100	1999	1999	3	75	892	

LAND DESCRIPTION

TOTAL OB/XF 7,926

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