LOT 48
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

GILLESPIE CONNIE F L/E/
PO BOX 16235
FERNANDINA BEACH, FL 32035

2025

00-00-30-021E-0048-0000

NASSAU COUNTY PROPERTY

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	11	CLAY TILE 100
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

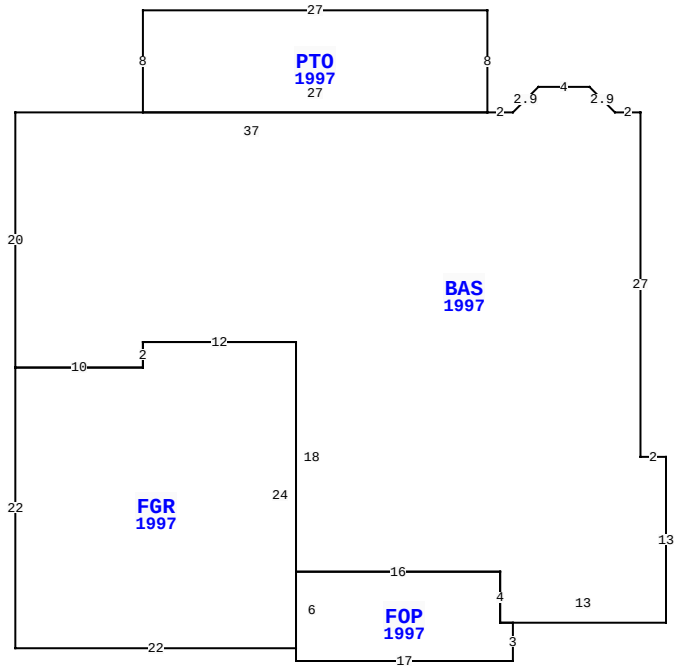
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,470	100	1997	1,470	240,727
FGR	508	55	1997	279	45,689
FOP	115	30	1997	34	5,568
PTO	216	5	1997	11	1,802
TOTALS	2,309			1,794	293,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,794	142.6000	188.23	337,685	1997	1997	0	0	0	13.00	87.00

1 SNGL FAM – 100% - 2017 Heated Area: 1470 HX Base Yr 2017



2730 LE SABRE PL, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		293,786
TOTAL MARKET OB/XF VALUE		2,718
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		476,504
SOH/AGL Deduction		266,310
ASSESSED VALUE		210,194
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,472
TOTAL JUST VALUE		476,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		478,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633372	REMODEL	25,000	11/01/2016
B9603481	NEW CONSTR	76,690	11/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2659/1009	8/02/2023	LE	U	I	11	100
GRANTOR: GILLESPIE CONNIE F						
GRANTEE: GILLESPIE ELIZABETH						
2075/0692	9/30/2016	WD	Q	I	01	240,000
GRANTOR: MORRISON HARRINGTON						
GRANTEE: GILLESPIE CONNIE F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W2 U2 L2 W4 D2 L2 W2 PTO=[YR=1997] N8 W27 S8 E27$ W37 S20 FGR=[YR=1997] S22 E22 FOP=[YR=1997] S1 E17 N3 W1 N4 W16 S6$ N24 W12 S2 W10$ E10 N2 E12 S18 E16 S4 E13 N13 W2 N27$.

EXTRA FEATURES

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	0811	CONCRETE B	0	100	0	0	677.00	SF	5.20	5.20	100	1997	1997	3	72	2,535	
2	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1997	1997	3	72	183	

LAND DESCRIPTION

TOTAL OB/XF 2,718

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS