LOT 67
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

NIEMAN PHILIP W & MARY JOANNE L/E/
2685 LE SABRE PL
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0067-0000

BUILDING CHARACTERISTICS

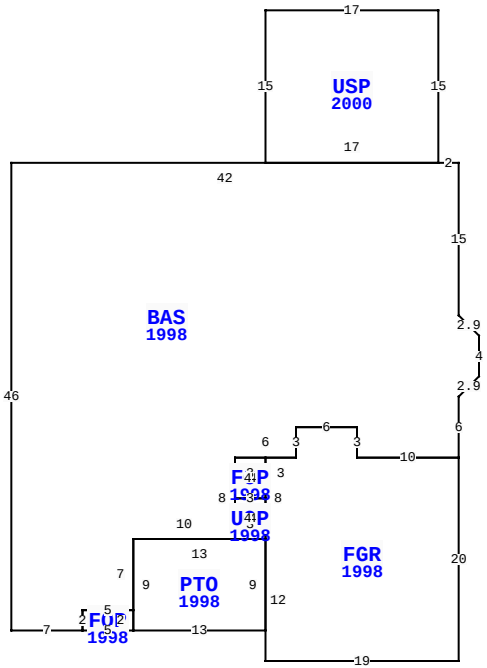
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,544	100	1998	1,544	218,816
FGR	398	55	1998	219	31,037
FOP	10	30	1998	3	425
FOP	12	30	1998	4	567
PTO	117	5	1998	6	851
UOP	12	20	1998	2	284
USP	255	30	2000	76	10,771
TOTALS	2,348			1,854	262,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,854	123.0500	162.43	301,145	1998	1998	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2016 Heated Area: 1544 HX Base Yr 2016



2685 LE SABRE PL, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		262,749
TOTAL MARKET OB/XF VALUE		7,319
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		450,068
SOH/AGL Deduction		213,683
ASSESSED VALUE		236,385
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		185,663
TOTAL JUST VALUE		450,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007177	ADDITION	5,500	05/01/2000
B9704418	NEW CONSTR	73,260	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2775/317	3/18/2025	LE	U	I	11	100
GRANTOR: NIEMAN PHILIP W & MAR						
GRANTEE: REILLY LAURA						
1970/0865	3/12/2015	WD	Q	I	02	222,000
GRANTOR: SAPP BRENDA D						
GRANTEE: NIEMAN PHILIP W & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 USP=[YR=2000] N15 W17 S15 E17 $ W42 S46 E7 FOP=[YR=1998] E5 PTO=[YR=1998] E13 N9 W13 S9 $ N2 W5 S2 $ N2 E5 N7 E10 UOP=[YR=1998] E3 FGR=[YR=1998] S12 E19 N20 W10 N3 W6 S3 W3 S8 $ N4 FOP=[YR=1998] N4 W3 S4 E3 $ W3 S4 $ N8 E6 N3 E6 S3 E10 N6 R2 U2 N4 L2 U2 N15 $.

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	720.00	SF	6.50	6.50	100	1998	1998	3	73	3,416	
3	0810	CONCRETE A	0	100	0	0	53.00	SF	6.50	6.50	100	1998	1998	3	73	251	
4	0940	SHEDS/PORT	0	100	20	10	200.00	SF	21.30	21.30	100	1998	1998	3	20	852	

LAND DESCRIPTION

TOTAL OB/XF 7,319

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 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS