

LOT 97
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CANTINI DONALD M & SUZANNE M
2158 CIERA LANE
FERNANDINA BEACH, FL 32034

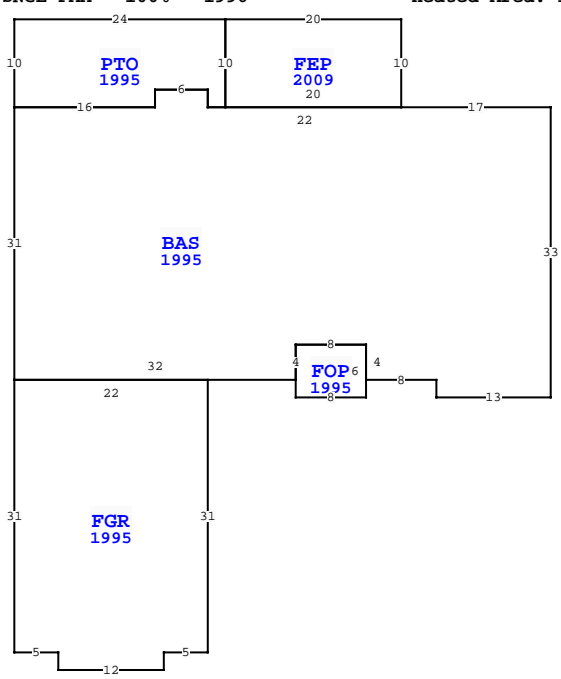
2025

00-00-30-021E-0097-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	16	WD FR STUC	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
BAS	1,897	100	1995
FEP	200	80	2009
FGR	706	55	1995
FOP	48	30	1995
PTO	228	5	1995
TOTALS	3,079		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,470	119.2320	157.39	388,753	1995	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 1996 Heated Area: 1897 HX Base Yr 1996											



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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		332,384	
TOTAL MARKET OB/XF VALUE		18,737	
TOTAL LAND VALUE - MARKET		180,000	
TOTAL MARKET VALUE		531,121	
SOH/AGL Deduction		321,100	
ASSESSED VALUE		210,021	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		159,299	
TOTAL JUST VALUE		531,121	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		515,601	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22651	REMODEL	2,200	07/01/2009
B9602976	SWIM POOL	14,000	05/01/1996
B9501587	NEW CONSTR	139,900	01/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0727/1916	4/20/1995	WD Q	Q	I		141,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CANTINI DONALD M &						
0720/1990	12/30/1994	RD U	V	09		40,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

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	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0812	CONCRETE C	0	100	0	1,509.00	SF	4.00	4.00	100	1995	1995	3	68	4,104	
3	0861	POOL GUNIT	0	100	0	464.00	SF	85.00	85.00	100	1996	1996	3	20	7,888	
4	0845	KOOL DECK	0	100	0	805.00	SF	7.25	7.25	100	1996	1996	3	70	4,085	

TOTAL OB/XF												18,737					
LAND DESCRIPTION																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
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

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1995] W17 FEP=[YR=2009] N10 W20 PTO=[YR=1995] W24 S10 E16 N2 E6 S2 E2 N10 \$ S10 E20 \$ W22 N2 W6 S2 W16 S31 FGR=[YR=1995] S31 E5 S2 E12 N2 E5 N31 W22 \$ E32 FOP=[YR=1995] S2 E8 N6 W8 S4 \$ N4 E8 S4 E8 S2 E13 N33 \$.											