

LOT 99  
EGANS BLUFF EAST PB 5/367  
PLAT AMENDED IN PB 5/395

YOUNG GRAHAM D & MICHELLE L  
2130 CIERA LN  
FERNANDINA BEACH, FL 32034

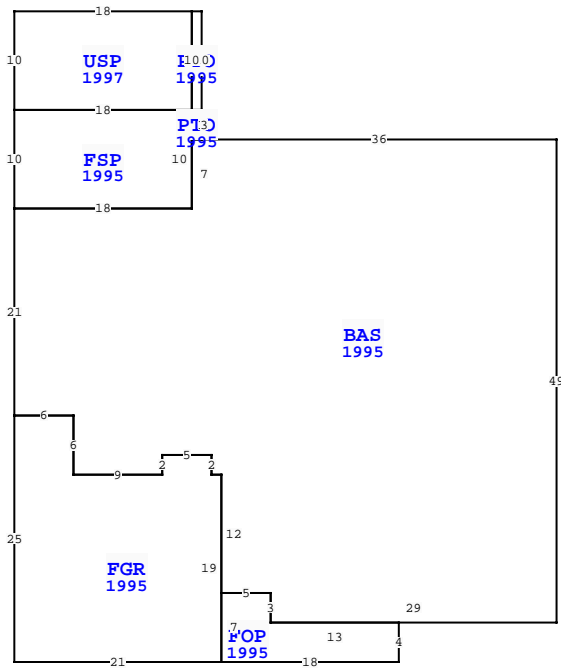
2025

00-00-30-021E-0099-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	13	LVT/LAMMT	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	2,193	100	1995
FGR	445	55	1995
FOP	87	30	1995
FSP	180	40	1995
PTO	3	5	1995
PTO	10	5	1995
USP	180	30	1997
TOTALS	3,098		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,590	117.0240	154.47	400,077	1995	2005	0	0	9.25	90.75
1 SNGL FAM - 100% - 2025											
					Heated Area: 2193						
						HX Base Yr 2025					



NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			363,070
TOTAL MARKET OB/XF VALUE			4,105
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			547,175
SOH/AGL Deduction			0
ASSESSED VALUE			547,175
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			496,453
TOTAL JUST VALUE			547,175
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			508,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603523	ADDITION	2,547	12/01/1996
B9502218	XFOB	2,040	09/01/1995
B9501714	NEW CONSTR	114,900	02/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2751/1873	11/20/2024	WD Q	Q	I	02	684,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: YOUNG GRAHAM D & MI						
2694/812	2/12/2024	WD U	U	I	37	481,700
GRANTOR: LARIOS AGUSTIN G & B						
GRANTEE: OPENDOOR PROPERTY T						

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	898.00	SF	5.20	5.20	100	1995	1995	3	68	3,175	
2	0810	CONCRETE A	0	100	5	20.00	SF	6.50	6.50	100	1995	1995	3	68	88	
3	0940	SHEDS/PORT	0	100	10	120.00	SF	30.00	30.00	100	1997	1997	3	20	720	
4	1076	TRELLIS A	0	100	9	81.00	SF	7.50	7.50	100	1997	1997	3	20	122	

2130 CIERA LN, FERNANDINA BEACH										BLD DATE	03/03/2023	NW	LGL DATE	
										XF DATE			LAND DATE	
										INC DATE			AG DATE	

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=1995] W36 PTO=[YR=1995] N3 PTO=[YR=1995] N10 W1	
USP=[YR=1997] W18 S10 FSP=[YR=1995] S10 E18 N10 W18\$ E18 N10\$	
S10 E1\$ W1 S3 E1\$ W1 S7 W18 S21 FGR=[YR=1995] S25 E21	
FOP=[YR=1995] E18 N4 W13 N3 W5 S7 \$ N19 W1 N2 W5 S2 W9 N6 W6	
\$ E6 S6 E9 N2 E5 S2 E1 S12 E5 S3 E29 N49 \$ .	

LAND DESCRIPTION										TOTAL OB/XF														
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	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							