

LOT 100
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

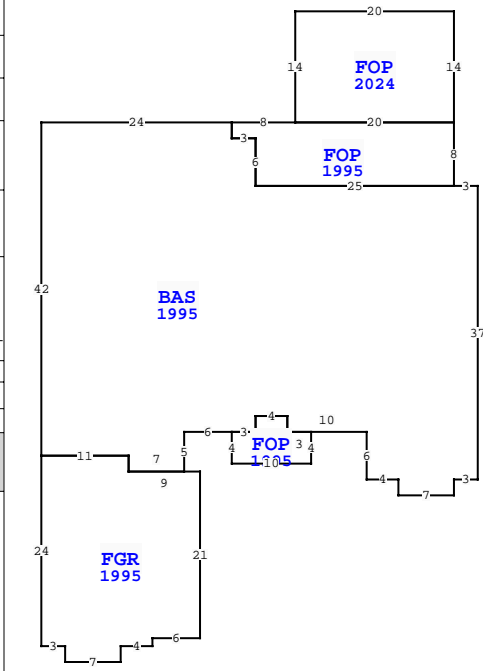
MOUNT CHRISTOPHER T
2124 CIERA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0100-0000

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 Floor	14	CARPET	80
Interior Floor	08	SHT VINYL	20
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	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	2,073	100	1995
FGR	470	55	1995
FOP	48	30	1995
FOP	206	30	1995
FOP	280	30	2024
TOTALS	3,077		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,491	118.1280	155.93	388,422	1995	1995	0	0	14.50	85.50
1 SNGL FAM - 100% - 2015 Heated Area: 2073 HX Base Yr 2015											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			332,101
TOTAL MARKET OB/XF VALUE			32,468
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			544,569
SOH/AGL Deduction			273,811
ASSESSED VALUE			270,758
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			220,036
TOTAL JUST VALUE			544,569
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			536,873

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005794	866-161 855-184	59,800	05/04/2023
B9502123	NEW CONSTR	137,000	07/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1931/1507	7/10/2014	SW	Q	I	02	232,500

GRANTOR: FEDERAL HOME LOAN MOR
GRANTEE: MOUNT CHRISTOPHER T
1917/0319 3/25/2014 SW U I 12 100
GRANTOR: BANK OF AMERICA NA
GRANTEE: FEDERAL HOME LOAN M

BUILDING NOTES	
BUILDING DIMENSIONS BAS=[YR=1995;ORIG=0,0] W3 W25 N6 W3 N2 W24 S42 E11 S2 E7 N5 E6 E3 N2 E4 S2 E10 S6 E4 S2 E7 N2 E3 N37 \$ FGR=[YR=1995;ORIG=-55,34] S24 E3 S2 E7 N2 E4 N1 E6 N21 W9 N2 W11 \$ FOP=[YR=2024;ORIG=-23,-8] E20 N14 W20 S14 \$ FOP=[YR=1995;ORIG=-3,0] N8 W20 W8 S2 E3 S6 E25 \$ FOP=[YR=1995;ORIG=-31,31] S4 E10 N4 W3 N2 W4 S2 W3 \$	

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	1,353.00	SF	4.00	4.00	100	1995	1995	3	68	3,680	
3	0810	CONCRETE A	0	100	0	436.00	SF	6.50	6.50	100	1995	1995	3	68	1,927	
4	0866	POOL FIBER	0	100	22	242.00	SF	72.00	72.00	100	2024	2023		97	16,901	
5	0855	CONC PAVER	0	100	0	730.00	SF	10.00	10.00	100	2024	2023		100	7,300	

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							