

LOT 101
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

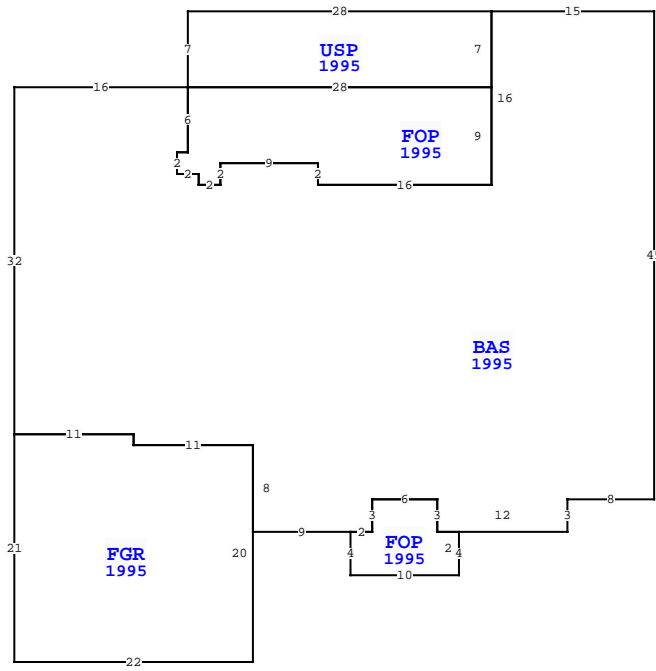
O'ROARK NANCY F
2116 CIERA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021E-0101-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	10	ABOVE AVG	70
Exterior Wall	16	WD FR STUC	30
Roof Structure	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	90
Interior Wall	08	DECORATIVE	10
Interior Floor	14	CARPET	80
Interior Floor	11	CLAY TILE	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	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	2,060	100	1995
FGR	451	55	1995
FOP	58	30	1995
FOP	235	30	1995
USP	196	30	1995
TOTALS	3,000		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,454	121.5504	160.45	393,744	1995	1995	0	0	14.15	85.85
1 SNGL FAM - 100% - 2017 Heated Area: 2060 HX Base Yr 2017											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8	Tax Dist:		
BUILDING MARKET VALUE			338,029
TOTAL MARKET OB/XF VALUE			6,017
TOTAL LAND VALUE - MARKET			180,000
TOTAL MARKET VALUE			524,046
SOH/AGL Deduction			243,446
ASSESSED VALUE			280,600
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			229,878
TOTAL JUST VALUE			524,046
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			515,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213122	REPAIR/RRF	9,800	09/03/2012
B9501864	NEW CONSTR	150,000	04/01/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
1801/0834	6/18/2012	WD Q	Q	I	02	196,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: O'ROARK NANCY F						
1784/0718	3/12/2012	QC U	U	I	11	100
GRANTOR: BANK OF AMERICA NATIO						
GRANTEE: FEDERAL NATIONAL MI						

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	0811	CONCRETE B	0	100	53	848.00	SF	5.20	5.20	100	1995	1995	3	68	2,999	
3	0810	CONCRETE A	0	100	27	81.00	SF	6.50	6.50	100	1995	1995	3	68	358	

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

BUILDING NOTES									

BUILDING DIMENSIONS
 BAS=[YR=1995] W15 USP=[YR=1995] W28 S7 FOP=[YR=1995] S6 W1 S2 E2 S1 E2 N2 E9 S2 E16 N9 W28 \$ E28 N7 \$ S16 W16 N2 W9 S2 W2 N1 W2 N2 E1 N6 W16 S32 FGR=[YR=1995] S21 E22 N20 W11 N1 W11 \$ E11 S1 E11 S8 E9 FOP=[YR=1995] S4 E10 N4 W2 N3 W6 S3 W2 \$ E2 N3 E6 S3 E12 N3 E8 N45 \$.

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							