LOT 10
EGANS LANDING PB 5/387-387B

WENTWORTH MARGARET R LIV TRUST/WENTWORTH NORMAN R
283 SANDCASTLES CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021L-0010-0000

BUILDING CHARACTERISTICS

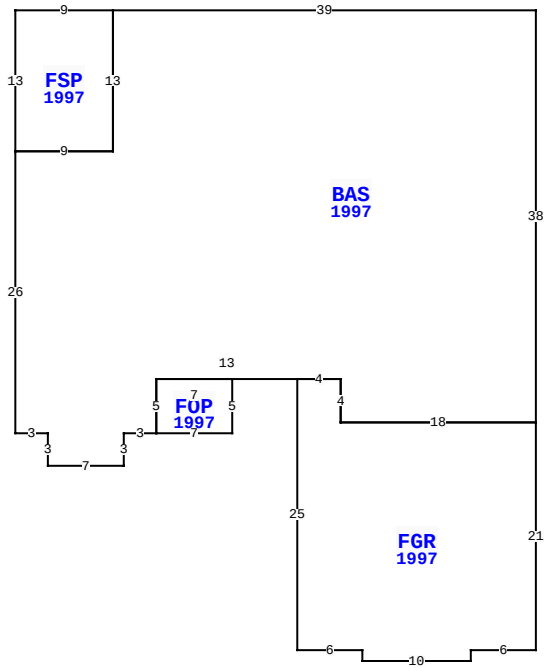
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	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 01
NEIGHBORHOOD/LOC	1076.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1997	1,673	243,048
FGR	488	55	1997	268	38,935
FOP	35	30	1997	10	1,453
FSP	117	40	1997	47	6,828
TOTALS	2,313			1,998	290,263

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	127.2383	167.95	335,564	1997	1997	0	0	0	13.50	86.50

1 SNGL FAM – 0% - 0 Heated Area: 1673 HX Base Yr



2875 ROBERT OLIVER AVE, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	290,263
TOTAL MARKET OB/XF VALUE	13,744
TOTAL LAND VALUE - MARKET	350,000
TOTAL MARKET VALUE	654,007
SOH/AGL Deduction	99,722
ASSESSED VALUE	554,285
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	554,285
TOTAL JUST VALUE	654,007
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	540,360

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9610041	NEW CONSTR	80,544	09/18/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2437/0759	2/26/2021	WD	Q	I	02	459,000
GRANTOR: MALONEY TIMOTHY I & J						
GRANTEE: WENTWORTH MARGARET						
1146/0212	6/18/2003	WD	Q	I		245,000
GRANTOR: HUNT JAMES H & PATRIC						
GRANTEE: MALONEY TIMOTHY I &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W39 FSP=[YR=1997] W9 S13 E9 N13 $ S13 W9 S26 E3 S3 E7 N3 E3 FOP=[YR=1997] E7 N5 W7 S5 $ N5 E13 FGR=[YR=1997] S25 E6 S1 E10 N1 E6 N21 W18 N4 W4 $ E4 S4 E18 N38 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
2	0855	CONC PAVER	0	0	0	0	1,109.00	SF	10.00	10.00	100	2022	2022	3	99	10,979	

LAND DESCRIPTION

TOTAL OB/XF 13,744

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	0	0003	R-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	350,000.00	350,000.00	350,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 350,000 Market: 0 Agricultural: 0 Common: 350,000 PRINTED 07/30/2025 BY SYS