LOT 2
EGANS BLUFF NORTH PB 5/272

WATKINS LAKANA T L/E/
1918 STERLING LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

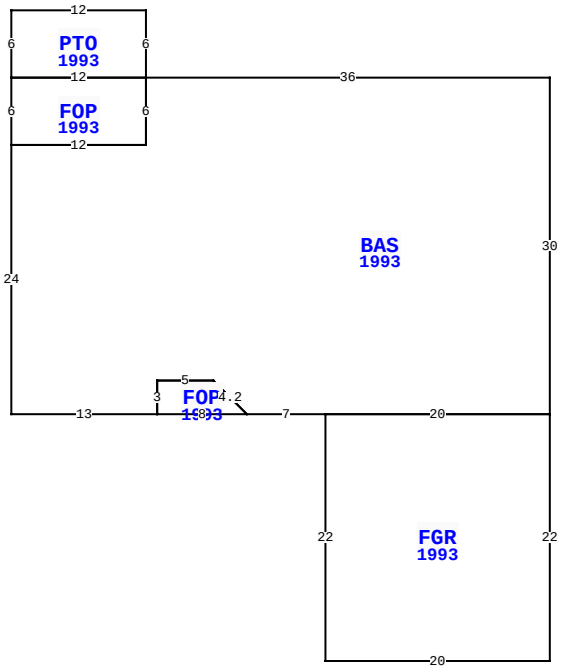
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,349	100	1993	1,349	200,618
FGR	440	55	1993	242	35,989
FOP	20	30	1993	6	893
FOP	72	30	1993	22	3,272
PTO	72	5	1993	4	595
TOTALS	1,953			1,623	241,366

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,623	132.5490	174.96	283,960	1992	1992	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 0 Heated Area: 1349 HX Base Yr 1993



1918 STERLING LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		241,366
TOTAL MARKET OB/XF VALUE		2,992
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		424,358
SOH/AGL Deduction		296,884
ASSESSED VALUE		127,474
TOTAL EXEMPTION VALUE	HX HB WX SX	105,722
BASE TAXABLE VALUE		21,752
TOTAL JUST VALUE		424,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		418,389

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1225288	REMODEL	0	08/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/1792	2/24/2020	LE	U	I	11	100
GRANTOR: WATKINS LAKANA T L/E						
GRANTEE: WATKINS STEVEN L &						
2339/1990	2/18/2020	QC	U	I	11	100
GRANTOR: WATKINS LAKANA T L/E						
GRANTEE: WATKINS STEVEN LEIF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 PTO=[YR=1993] N6 W12 S6 FOP=[YR=1993] S6 E12 N6 W12$ E12$ S6 W12 S24 E13 FOP=[YR=1993] E8 U3 L3 W5 S3$ N3 E5 D3 R3 E7 FGR=[YR=1993] S22 E20 N22 W20$ E20 N30$.

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	0811	CONCRETE B	0	100	0	0	928.00	SF	5.20	5.20	100	1992	1992	3	62	2,992	

TOTAL OB/XF 2,992

LAND DESCRIPTION

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	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							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS