LOT 5
EGANS BLUFF NORTH PB 5/272

NATCHEV ALAIN/NATCHEV NICHOLAS
1820 STERLING LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0005-0000

BUILDING CHARACTERISTICS

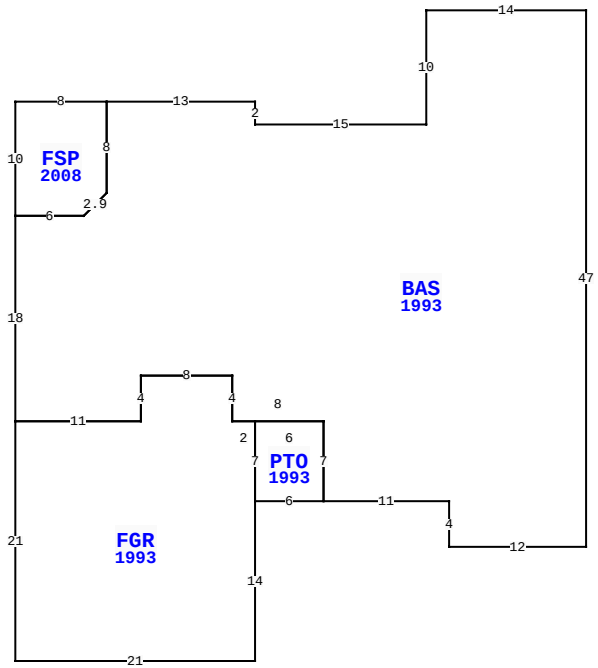
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,581	100	1993	1,581	222,989
FGR	473	55	1993	260	36,672
FSP	78	40	2008	31	4,373
PTO	42	5	1993	2	282
TOTALS	2,174			1,874	264,316

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,874	126.9002	167.51	313,914	1990	1990	0	0	0	15.80	84.20

1 SNGL FAM – 0% - 2023 Heated Area: 1581 HX Base Yr



BLD DATE	01/23/2009 DJ	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

1820 STERLING LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	264,316
TOTAL MARKET OB/XF VALUE	5,250
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	449,566
SOH/AGL Deduction	0
ASSESSED VALUE	449,566
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	449,566
TOTAL JUST VALUE	449,566
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	436,633

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23666	REPAIR/RRF	9,500	06/01/2010
B22037	REMODEL	1,988	10/01/2008
03422	H/AC	2,300	06/11/1990
6732	NEW CONSTR	1,800	06/08/1990
3913	NEW CONSTR	2,400	05/15/1990
6454	NEW CONSTR	54,633	05/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2545/0187	1/11/2022	LE	U	I	11	100
GRANTOR: NATCHEV MARY HELEN						
GRANTEE: NATCHEV ALAIN & NIC						
2543/0321	1/11/2022	QC	U	I	11	100
GRANTOR: NATCHEV MARY HELEN L/						
GRANTEE: NATCHEV MARIE H AKA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 S10 W15 N2 W13 FSP=[YR=2008] W8 S10 E6 U2 R2 N8$ S8 L2 D2 W6 S18 FGR=[YR=1993] S21 E21 N14 PTO=[YR=1993] E6 N7 W6 S7$ N7 W2 N4 W8 S4 W11$ E11 N4 E8 S4 E8 S7 E11 S4 E12 N47$.

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	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	0	0	0	1,135.00	SF	4.00	4.00	100	1990	1990	3	57	2,588	
3	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	2003	2003	3	82	352	

LAND DESCRIPTION

TOTAL OB/XF 5,250

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	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