LOT 6
EGANS BLUFF NORTH PB 5/272

SINCLAIR FRANCES T
1812 STERLING LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0006-0000

BUILDING CHARACTERISTICS

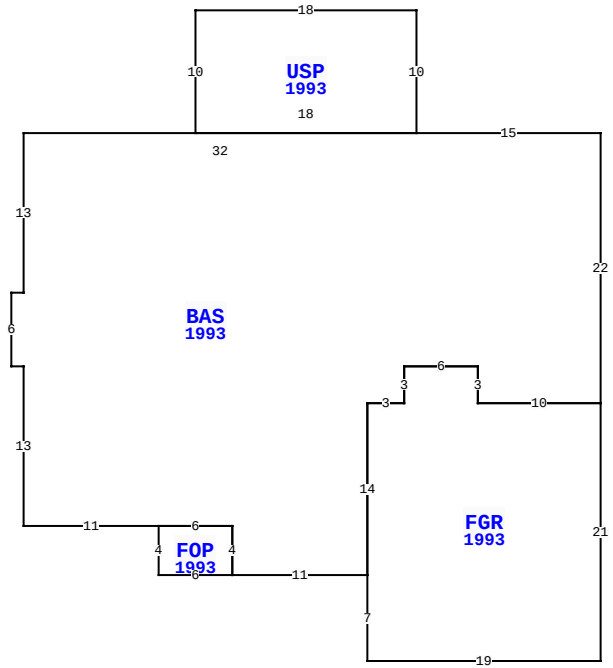
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,346	100	1993	1,346	193,741
FGR	417	55	1993	229	32,962
FOP	24	30	1993	7	1,008
USP	180	30	1993	54	7,773
TOTALS	1,967			1,636	235,483

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,636	131.3760	173.42	283,715	1990	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2000 Heated Area: 1346 HX Base Yr 2000



1812 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		235,483
TOTAL MARKET OB/XF VALUE		7,952
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		423,435
SOH/AGL Deduction		245,448
ASSESSED VALUE		177,987
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		127,265
TOTAL JUST VALUE		423,435
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		412,469

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1213086	ROOF	9,287	08/01/2012
7162	SWIM POOL	6,200	04/16/1991
6963	NEW CONSTR	1,600	09/24/1990
6714	NEW CONSTR	53,900	09/06/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/1817	8/18/2022	WD	U	I	11	100
GRANTOR: SINCLAIR BRIAN						
GRANTEE: SINCLAIR BRIAN G &						
1338/0352	8/02/2005	WD	Q	I	06	37,200
GRANTOR: OCHELLI PATRICIA						
GRANTEE: SINCLAIR BRIAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W15 W32 S13 W1 S6 E1 S13 E11 E6 S4 E11 N14 E3 N3 E6 S3 E10 N22 $
FGR=[YR=1993;ORIG=-19,36] S7 E19 N21 W10 N3 W6 S3 W3 S14 $
USP=[YR=1993;ORIG=-15,0] N10 W18 S10 E18 $
FOP=[YR=1993;ORIG=-36,32] S4 E6 N4 W6 $
.

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	869.00	SF	5.20	5.20	100	1990	1990	3	57	2,576	
2	0861	POOL GUNIT	0	100	30	14	420.00	SF	42.50	42.50	100	1991	1991	3	20	3,570	
3	0845	KOOL DECK	0	100	0	0	388.00	SF	7.25	7.25	100	1991	1991	3	59.5	1,674	
4	0940	SHEDS/PORT	0	100	6	6	36.00	SF	18.30	18.30	100	2000	2000	3	20	132	

LAND DESCRIPTION

TOTAL OB/XF 7,952

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