LOT 7
IN OR 1592/1302
EGANS BLUFF NORTH PB 5/272

KENT FRANCES JOYCE
1804 STERLING LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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

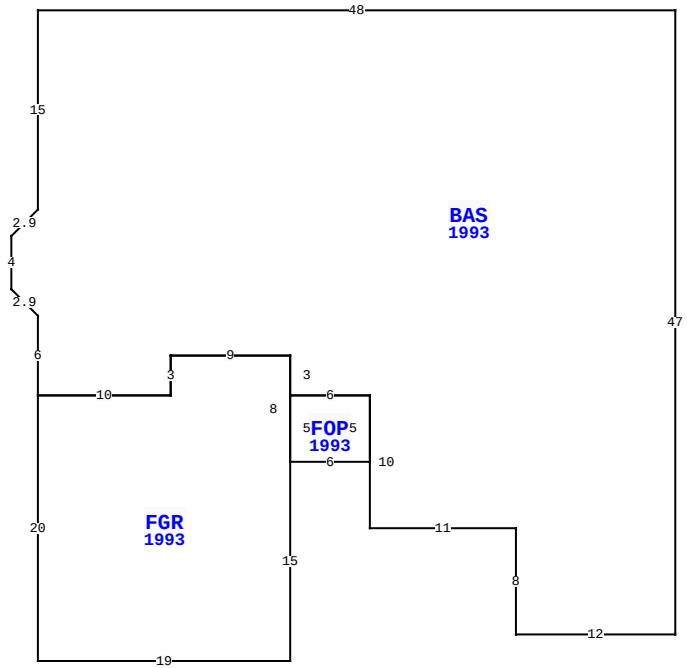
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,703	100	1993	1,703	226,250
FGR	407	55	1993	224	29,760
FOP	30	30	1993	9	1,196
TOTALS	2,140			1,936	257,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,936	119.4620	157.69	305,288	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2009 Heated Area: 1703 HX Base Yr 2009



1804 STERLING LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,205
TOTAL MARKET OB/XF VALUE		5,195
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,400
SOH/AGL Deduction		260,589
ASSESSED VALUE		181,811
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		131,089
TOTAL JUST VALUE		442,400
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0007362	XFOB	1,200	07/01/2000
03451	H/AC	1,900	07/02/1990
6753	NEW CONSTR	1,600	06/18/1990
3954	NEW CONSTR	1,500	06/14/1990
6528	NEW CONSTR	61,348	06/13/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1592/1302	11/07/2008	WD	Q	I	05	199,900
GRANTOR: BRANCH BANKING & TRUS						
GRANTEE: KENT FRANCES JOYCE						
1541/0362	12/17/2007	CT	U	I	14	100
GRANTOR: CLERK OF COURT						
GRANTEE: BRANCH BANKING & TR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S15 L2 D2 S4 R2 D2 S6 FGR=[YR=1993] S20 E19 N15 FOP=[YR=1993] E6N5 W6 S5$ N8 W9 S3 W10$ E10 N3E9 S3 E6 S10 E11 S8 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	66	2,310	
2	0812	CONCRETE C	0	100	0	0	1,139.00	SF	4.00	4.00	100	1990	1990	3	57	2,597	
3	0940	SHEDS/PORT	0	100	0	0	48.00	SF	30.00	30.00	100	2002	2002	3	20	288	

LAND DESCRIPTION

TOTAL OB/XF 5,195

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