LOT 10
IN OR 756 PG 1061
EGANS BLUFF NORTH PB 5/272

WEST DANIEL G & KATHY B
2758 STERLING COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0010-0000

BUILDING CHARACTERISTICS

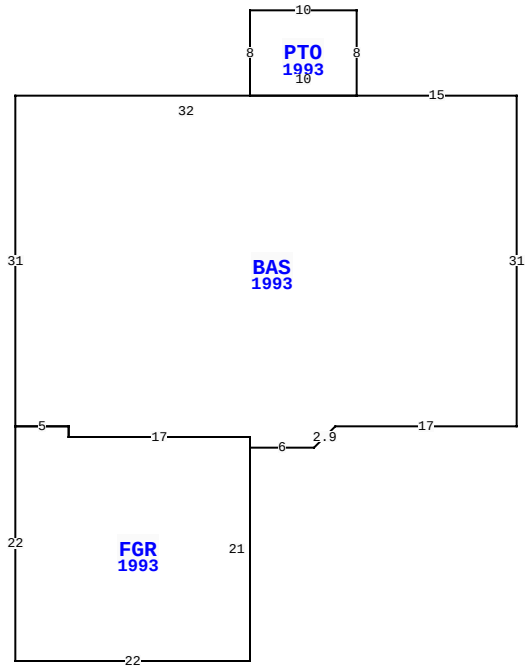
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,488	100	1993	1,488	212,492
FGR	467	55	1993	257	36,701
PTO	80	5	1993	4	571
TOTALS	2,035			1,749	249,763

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,749	127.6500	168.50	294,706	1991	1991	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 1997 Heated Area: 1488 HX Base Yr 1997



2758 STERLING CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		249,763
TOTAL MARKET OB/XF VALUE		5,850
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		471,613
SOH/AGL Deduction		335,698
ASSESSED VALUE		135,915
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		85,193
TOTAL JUST VALUE		471,613
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		459,240

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0756/1061	4/10/1996	WD	Q	I		83,500
GRANTOR: STRATE TIMOTHY C & MI						
GRANTEE: WEST DANIEL & KATHY						
0653/1152	4/03/1992	WD	Q	I		83,500
GRANTOR: ASSOC RELOC MGMT CO						
GRANTEE: STRATE TIMOTHY & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N8 W10 S8 E10$ W32 S31
FGR=[YR=1993] S22 E22 N21 W17 N1 W5$ E5 S1 E17 S1 E6 U2 R2
E17 N31$.

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	1991	1991	3	68	2,380	
2	0812	CONCRETE C	0	100	0	0	1,095.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,606	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2000	2000	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 5,850

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	1.20	180,000.00	216,000.00	216,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 07/30/2025 BY SYS