LOT 17
IN OR 1910/815
EGANS BLUFF NORTH PB 5/272

FORNEY DANIEL P & DEBORAH K L/E/
2713 DELOREAN ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0017-0000

BUILDING CHARACTERISTICS

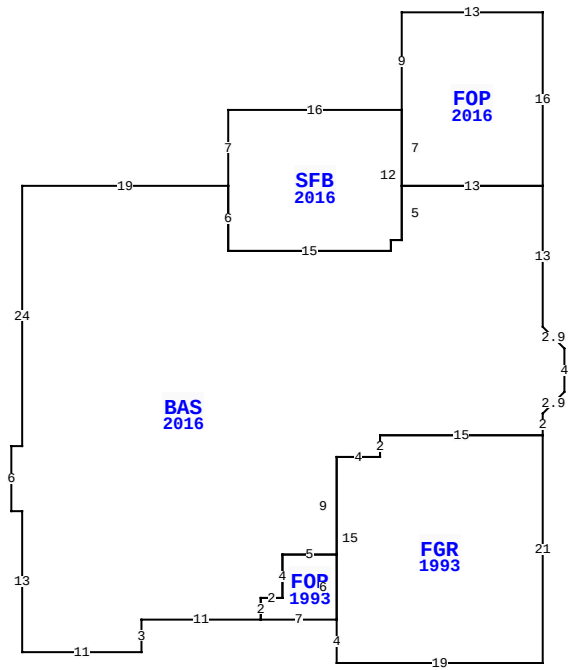
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,527	100	2016	1,527	222,109
FGR	391	55	1993	215	31,272
FOP	34	30	1993	10	1,455
FOP	208	30	2016	62	9,018
SFB	207	80	2016	166	24,146
TOTALS	2,367			1,980	288,000

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,980	131.1828	173.16	342,857	1992	1992	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2015 Heated Area: 1693 HX Base Yr 2015



2713 DELOREAN ST, 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		288,000
TOTAL MARKET OB/XF VALUE		8,432
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		476,432
SOH/AGL Deduction		241,087
ASSESSED VALUE		235,345
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		179,623
TOTAL JUST VALUE		476,432
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		462,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632891	SUNROOM	0	08/23/2016
B20356	REMODEL	8,000	08/01/2007
8384	NEW CONSTR	59,310	09/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1850	11/07/2024	LE	U	I	11	100
GRANTOR: FORNEY DANILE PRICE &						
GRANTEE: FORNEY FRANCES MARI						
1910/0815	4/02/2014	WD	Q	I	02	245,000
GRANTOR: SCHINDLER DIANN						
GRANTEE: FORNEY DANIEL PRICE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W13 S9 SFB=[YR=2016] W16 S7 BAS=[YR=2016] W19 S24 W1 S6 E1 S13 E11 N3 E11 FOP=[YR=1993] E7 FGR=[YR=1993] S4 E19 N21 W15 S2 W4 S15$ N6 W5 S4 W2S2$ N2 E2 N4 E5 N9 E4 N2 E15 N2 R2 U2 N4 L2 U2 N13 W13 S5 W1S1 W15 N6$ S6 E15 N1E1 N12$ S7 E13 N16$.

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	856.00	SF	5.20	5.20	100	1992	1992	3	62	2,760	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
3	0811	CONCRETE B	0	100	0	0	198.00	SF	5.20	5.20	100	2012	2012	3	92	947	
4	0855	CONC PAVER	0	100	0	0	95.00	SF	7.00	7.00	100	2016	2016	3	95	632	
5	0855	CONC PAVER	0	100	0	0	247.00	SF	7.00	7.00	100	2016	2016	3	95	1,643	

LAND DESCRIPTION

TOTAL OB/XF 8,432

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