LOT 19
EGANS BLUFF NORTH PB 5/272

CIANCIULLI MARK
2683 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0019-0000

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

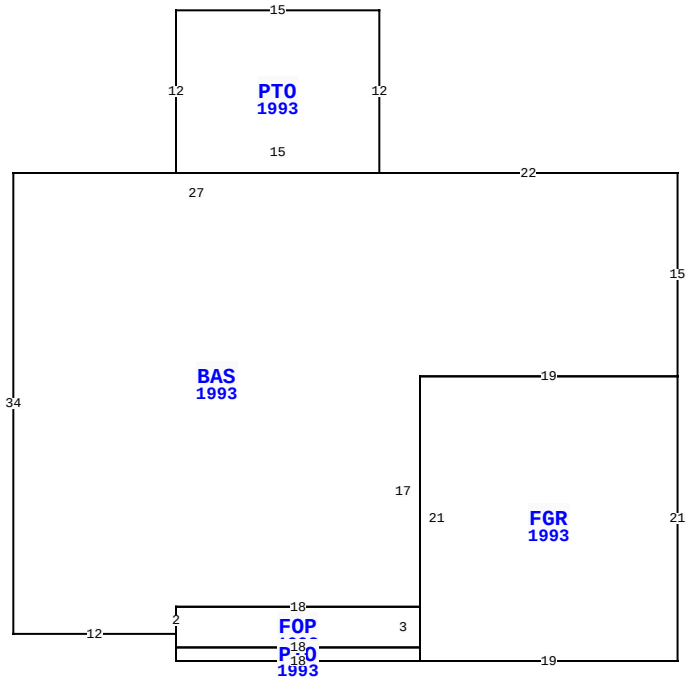
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,269	100	1993	1,269	181,508
FGR	399	55	1993	219	31,324
FOP	54	30	1993	16	2,288
PTO	18	5	1993	1	143
PTO	180	5	1993	9	1,287
TOTALS	1,920			1,514	216,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,514	127.8570	168.77	255,518	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2022 Heated Area: 1269 HX Base Yr 2022



2683 DELOREAN ST, 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		216,552
TOTAL MARKET OB/XF VALUE		2,373
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		398,925
SOH/AGL Deduction		80,579
ASSESSED VALUE		318,346
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		267,624
TOTAL JUST VALUE		398,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		393,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22001894	WINDOWS	11,000	02/02/2022
20218802	REPAIR/RRF	8,505	08/01/2021
7940	NEW CONSTR	52,126	03/18/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0488	7/30/2021	WD	Q	I	01	405,000
GRANTOR: LACY CHRISTOPHER STEP						
GRANTEE: CIANCIULLI MARK						
2114/1844	4/12/2017	WD	Q	I	01	218,000
GRANTOR: BARNETT FRANCES E &						
GRANTEE: LACY CHRISTOPHER ST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N12 W15 S12 E15 $ W27 S34 E12 FOP=[YR=1993] S1 PTO=[YR=1993] S1 E18 FGR=[YR=1993] E19 N21 W19 S21 $ N1 W18 $ E18 N3 W18 S2 $ N2 E18 N17 E19 N15 $.

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	46	16	736.00	SF	5.20	5.20	100	1992	1992	3	62	2,373	

LAND DESCRIPTION

TOTAL OB/XF 2,373

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