LOT 21
EGANS BLUFF NORTH PB 5/272

TURNER WHITLEY/LUMAN TRENTON N
2667 DELOREAN ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0021-0000

BUILDING CHARACTERISTICS

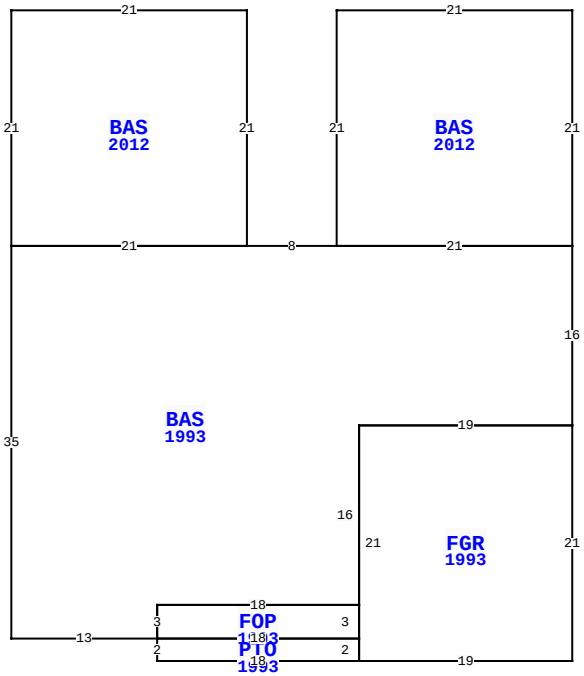
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,335	100	1993	1,335	188,059
BAS	441	100	2012	441	62,123
BAS	441	100	2012	441	62,123
FGR	399	55	1993	219	30,850
FOP	54	30	1993	16	2,254
PTO	36	5	1993	2	282
TOTALS	2,706			2,454	345,691

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	127.1808	167.88	411,978	1992	1992	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 2025 Heated Area: 2217 HX Base Yr 2025



2667 DELOREAN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		345,691
TOTAL MARKET OB/XF VALUE		11,135
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		536,826
SOH/AGL Deduction		0
ASSESSED VALUE		536,826
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		486,104
TOTAL JUST VALUE		536,826
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		535,499

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25102	ADDITION	89,876	09/01/2011
B24494	REPAIR/RRF	2,458	03/01/2011
8261	NEW CONSTR	52,262	07/22/2992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1340	11/22/2024	WD	U	I	37	500,000
GRANTOR: LAUGHREY JAMES S L/E						
GRANTEE: TURNER WHITLEY						
2667/799	9/18/2023	LE	U	I	11	100
GRANTOR: LAUGHREY JAMES S						
GRANTEE: LAUGHREY JEFFERY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W21 S21 BAS=[YR=1993] W8 BAS=[YR=2012] N21 W21 S21 E21$ W21 S35 E13 PTO=[YR=1993] S2 E18 FGR=[YR=1993] E19 N21 W19 S21$ N2 FOP=[YR=1993] N3 W18 S3 E18 $ W18 $ N3 E18 N16 E19 N16 W21$ E21 N21$.

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	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	47	16	752.00	SF	5.20	5.20	100	1992	1992	3	62	2,424	
3	0855	CONC PAVER	0	100	0	0	516.00	SF	7.00	7.00	100	2012	2012	3	92	3,323	
4	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2012	2012	3	50	2,400	
5	1076	TRELLIS A	0	100	0	0	112.00	SF	7.50	7.50	100	2012	2012	3	64	538	

LAND DESCRIPTION

TOTAL OB/XF 11,135

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