LOT 25
IN OR 800/885
EGANS BLUFF NORTH PB 5/272

CARTER BLAKE & NANCY ANN
2635 DELOREAN ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0025-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

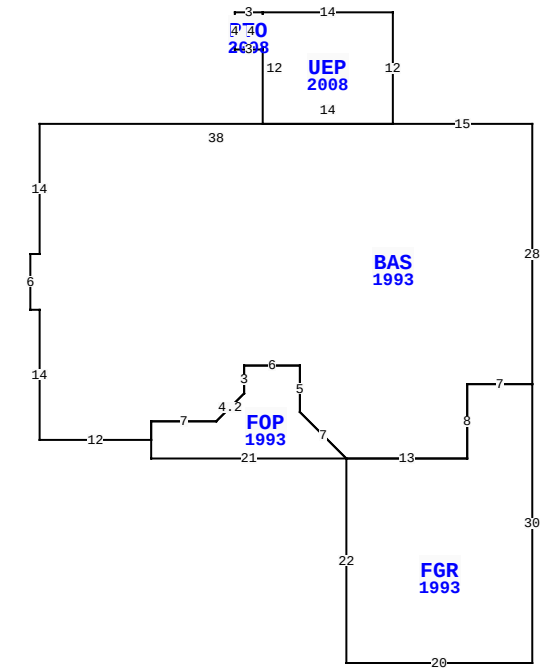
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,717	100	1993	1,717	251,335
FGR	496	55	1993	273	39,962
FOP	117	30	1993	35	5,123
PTO	12	5	2008	1	147
UEP	168	60	2008	101	14,785
TOTALS	2,510			2,127	311,350

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,127	130.8447	172.72	367,375	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 1998 Heated Area: 1717 HX Base Yr 1998



2635 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		311,350
TOTAL MARKET OB/XF VALUE		5,181
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		496,531
SOH/AGL Deduction		338,956
ASSESSED VALUE		157,575
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		101,853
TOTAL JUST VALUE		496,531
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,656

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21247	ADDITION	31,678	04/01/2008
R002368	REPAIR/RRF	0	03/01/2000
6459	NEW CONSTR	66,661	10/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0800/0885	7/18/1997	WD	Q	I		122,000
GRANTOR: LENNON STEPHEN G & AN						
GRANTEE: CARTER BLAKE & NANC						
0673/0695	1/06/1993	WD	U	V	19	19,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UEP=[YR=2008] N12 W14 PTO=[YR=2008] W3 S4 E3 N4$ S12 E14$ W38 S14 W1 S6 E1 S14 E12 FOP=[YR=1993] S2 E21 U5 L5 N5 W6 S3 D3 L3 W7 S2$ N2 E7 R3 U3 N3 E6 S5 R5 D5 FGR=[YR=1993] S22 E20 N30 W7 S8 W13$ E13 N8 E7 N28$.

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	847.00	SF	5.20	5.20	100	1992	1992	3	62	2,731	
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	

LAND DESCRIPTION

TOTAL OB/XF 5,181

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