LOT 29
IN OR 1807/615
EGANS BLUFF NORTH PB 5/272

CAMPBELL PATRICIA A
2603 DELOREAN ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0029-0000

BUILDING CHARACTERISTICS

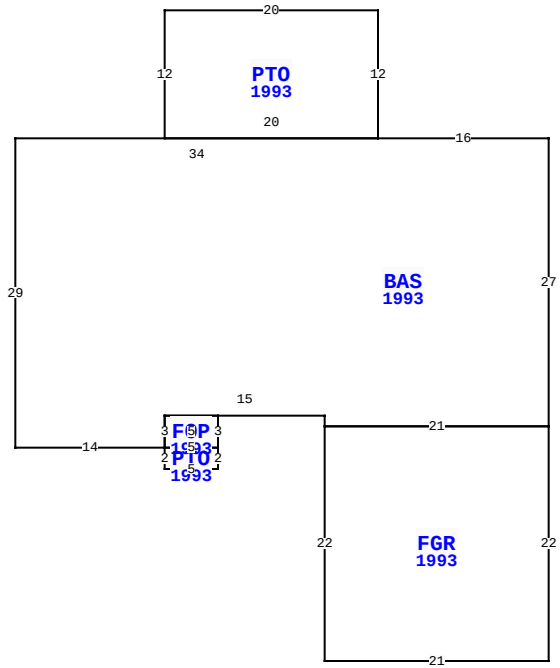
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,363	100	1993	1,363	196,916
FGR	462	55	1993	254	36,696
FOP	15	30	1993	4	578
PTO	10	5	1993	0	0
PTO	240	5	1993	12	1,734
TOTALS	2,090			1,633	235,924

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,633	129.2646	170.63	278,639	1992	1992	0	0	0	15.33	84.67

1 SNGL FAM – 100% - 2013 Heated Area: 1363 HX Base Yr 2013



2603 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		235,924
TOTAL MARKET OB/XF VALUE		5,174
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		421,098
SOH/AGL Deduction		247,166
ASSESSED VALUE		173,932
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,210
TOTAL JUST VALUE		421,098
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		409,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1313507	ROOF	7,200	06/01/2013
8067	NEW CONSTR	55,408	05/07/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1807/0615	8/10/2012	WD	U	I	30	138,000
GRANTOR: CAMPBELL DANIEL F						
GRANTEE: CAMPBELL PATRICIA A						
1265/1039	10/13/2004	QC	Q	I	06	173,000
GRANTOR: CAMPBELL CHRISTOPHER						
GRANTEE: CAMPBELL DANIEL F						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N12 W20 S12 E20 $ W34 S29 E14 PTO=[YR=1993] S2 E5 N2 FOP=[YR=1993] N3 W5 S3 E5 $ W5$N3 E15 S1 FGR=[YR=1993] S22 E21 N22 W21 $ E21 N27 $.

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	845.00	SF	5.20	5.20	100	1992	1992	3	62	2,724	
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 5,174

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