LOT 30
IN OR 2189/1669
EGANS BLUFF NORTH PB 5/272

CARLILE HOLLY ANN
2543 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0030-0000

BUILDING CHARACTERISTICS

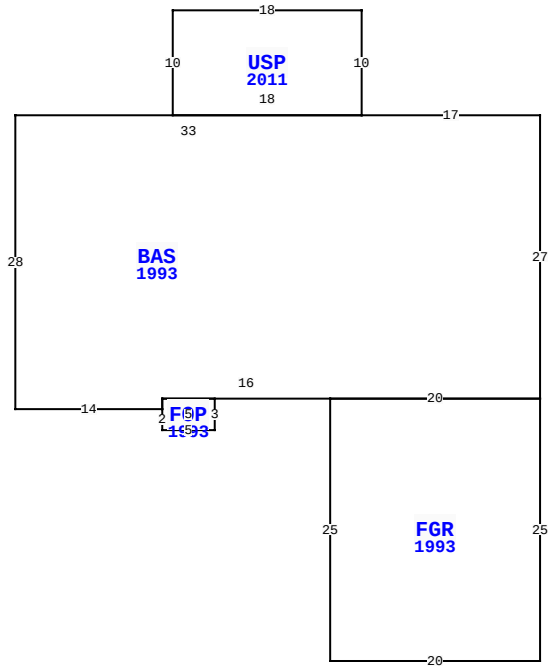
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	13	LVT/LAMNT 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,364	100	1993	1,364	206,182
FGR	500	55	1993	275	41,569
FOP	15	30	1993	4	604
USP	180	30	2011	54	8,162
TOTALS	2,059			1,697	256,519

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,697	135.1250	178.36	302,677	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2019 Heated Area: 1364 HX Base Yr 2019



2543 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		256,519
TOTAL MARKET OB/XF VALUE		3,047
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		439,566
SOH/AGL Deduction		160,567
ASSESSED VALUE		278,999
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		228,277
TOTAL JUST VALUE		439,566
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		426,789

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7837	NEW CONSTR	55,408	02/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2189/1669	4/09/2018	WD	Q	I	01	275,000
GRANTOR: SMITH JOHN R						
GRANTEE: CARLILE HOLLY ANN						
0898/0229	9/02/1999	WD	Q	I		103,000
GRANTOR: HICKS STEVEN S & DENI						
GRANTEE: SMITH JOHN R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=2011] N10 W18 S10 E18 $ W33 S28 E14 FOP=[YR=1993] S2 E5 N3 W5 S1 $ N1 E16 FGR=[YR=1993] S25 E20 N25 W20 $ E20 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	945.00	SF	5.20	5.20	100	1992	1992	3	62	3,047	

LAND DESCRIPTION

TOTAL OB/XF 3,047

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