LOT 32
EGANS BLUFF NORTH PB 5/272 &
PT BENJAMIN CHAIRS GRANT

SWAN PAULA M
1709 DELOREAN COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0032-0000

BUILDING CHARACTERISTICS

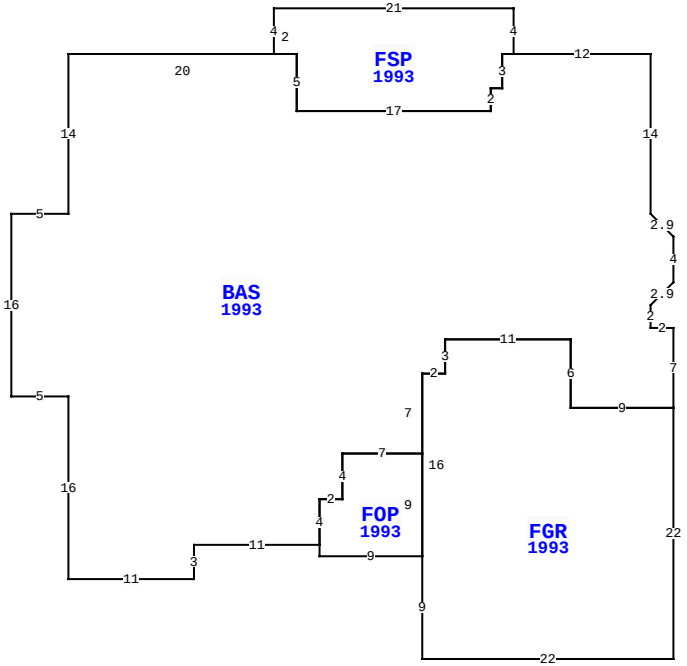
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,868	100	1993	1,868	251,605
FGR	556	55	1993	306	41,216
FOP	73	30	1993	22	2,963
FSP	172	40	1993	69	9,294
TOTALS	2,669			2,265	305,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,265	121.6033	160.52	363,578	1992	1992	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 0 Heated Area: 1868 HX Base Yr 1993



1709 DELOREAN CT, 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		305,078
TOTAL MARKET OB/XF VALUE		17,404
TOTAL LAND VALUE - MARKET		258,000
TOTAL MARKET VALUE		580,482
SOH/AGL Deduction		359,883
ASSESSED VALUE		220,599
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		164,877
TOTAL JUST VALUE		580,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7807	NEW CONSTR	75,895	01/30/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2147/1007	9/22/2017	WD	U	V	37	25,000
GRANTOR: KNAPPER ELMER						
GRANTEE: SWAN PAULA						
0661/1689	6/22/1992	WD	U	I	07	100
GRANTOR: SEAWARD HOMES INC						
GRANTEE: SWAN STEVEN & PAULA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] L2 U2 N14 W12 FSP=[YR=1993] N4 W21 S4 E2 S5 E17 N2 E1 N3 E1 $W1 S3 W1 S2 W17 N5 W20 S14 W5 S16 E5 S16 E11 N3 E11 FOP=[YR=1993] S1 E9 FGR=[YR=1993] S9 E22 N22 W9 N6W11 S3 W2 S16 $ N9 W7 S4 W2 S4$ N4 E2 N4 E7 N7 E2 N3 E11 S6 E9 N7 W2 N2 R2 U2 N4 $.

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	0812	CONCRETE C	0	100	0	0	1,670.00	SF	4.00	4.00	100	1992	1992	3	62	4,142	
3	0861	POOL GUNIT	0	100	0	0	384.00	SF	85.00	85.00	100	2000	2000	3	23	7,507	
4	0845	KOOL DECK	0	100	0	0	592.00	SF	7.25	7.25	100	2000	2000	3	77	3,305	

LAND DESCRIPTION

TOTAL OB/XF 17,404

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	1.20	180,000.00	216,000.00	216,000							
2	000100	C	RES	100		RSF-2	0.00	0.00	0.24	AC		1.00	1.00	1.00	175,000.00	175,000.00	42,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.56 Total Land Value: 258,000 Market: 0 Agricultural: 0 Common: 258,000 PRINTED 07/30/2025 BY SYS