LOT 34
IN OR 2139/263
EGANS BLUFF NORTH PBK 5/272

KNAPPER ELMER III
1721 REATTA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0034-0000

BUILDING CHARACTERISTICS

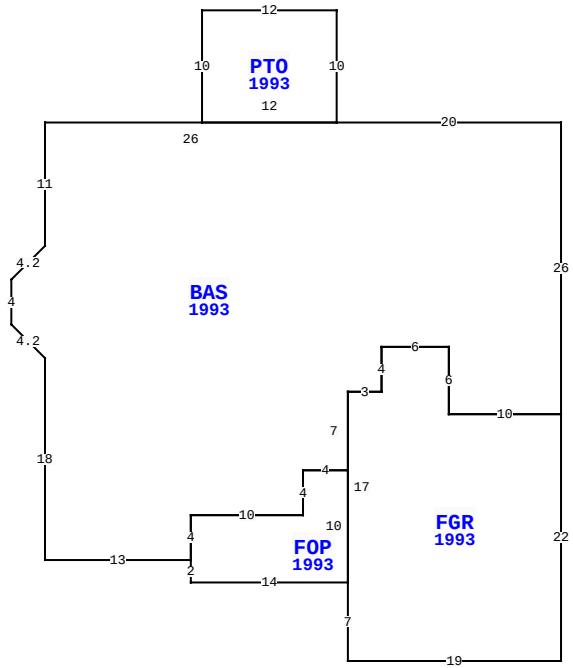
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,454	100	1993	1,454	209,510
FGR	460	55	1993	253	36,455
FOP	100	30	1993	30	4,323
PTO	120	5	1993	6	864
TOTALS	2,134			1,743	251,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,743	128.8000	170.02	296,345	1992	1992	0	0	0	15.25	84.75

1 SNGL FAM – 100% - 2003 Heated Area: 1454 HX Base Yr 2003



1721 REATTA LN, 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		251,152
TOTAL MARKET OB/XF VALUE		5,145
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		436,297
SOH/AGL Deduction		261,786
ASSESSED VALUE		174,511
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		123,789
TOTAL JUST VALUE		436,297
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428817	HRDIBRD	3,000	05/01/2014
R1413820	MTL ROOF	10,000	02/01/2014
8258	NEW CONSTR	59,261	07/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2139/0263	8/08/2017	QC	U	I	11	100
GRANTOR: KNAPPER ELMER III & G						
GRANTEE: KNAPPER ELMER III						
1892/0894	12/09/2013	WD	U	I	30	47,000
GRANTOR: MUIR GWEN A						
GRANTEE: MUIR GWEN A & ELMER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N10 W12 S10 E12 $ W26 S11 D3 L3 S4 R3 D3 S18E13 FOP=[YR=1993] S2 E14 FGR=[YR=1993] S7 E19 N22 W10 N6 W6 S4 W3 S17 $ N10 W4 S4 W10 S4 $ N4 E10 N4 E4 N7 E3 N4 E6S6 E10 N26 $.

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	0	0	836.00	SF	5.20	5.20	100	1992	1992	3	62	2,695	

LAND DESCRIPTION

TOTAL OB/XF 5,145

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