LOT 35
ESMT IN OR 695/1467
EGANS BLUFF NORTH PB 5/272

PAPPAS THEODORE B & GAY B L/E/
1805 REATTA LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

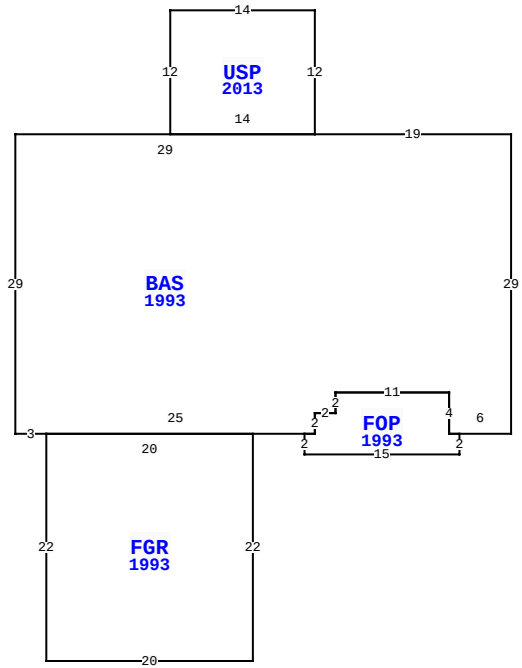
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,344	100	1993	1,344	189,021
FGR	440	55	1993	242	34,035
FOP	78	30	1993	23	3,235
USP	168	30	2013	50	7,032
TOTALS	2,030			1,659	233,323

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	125.3500	165.46	274,498	1993	1993	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2018 Heated Area: 1344 HX Base Yr 2018



1805 REATTA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		233,323
TOTAL MARKET OB/XF VALUE		3,364
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		416,687
SOH/AGL Deduction		206,732
ASSESSED VALUE		209,955
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		159,233
TOTAL JUST VALUE		416,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		405,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327688	SCR RM	7,750	09/01/2013
R1213127	REPAIR/RRF	12,000	09/03/2012
00458	NEW CONSTR	70,551	08/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/798	11/14/2023	WD	U	I	11	100
GRANTOR: PAPPAS THEODORE B & G						
GRANTEE: PAPPAS JAMES BENNET						
1870/0501	7/29/2013	WD	Q	I	02	192,500
GRANTOR: MILLER LAWRENCE E						
GRANTEE: PAPPAS THEODORE B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 USP=[YR=2013] N12 W14 S12 E14$ W29 S29 E3 FGR=[YR=1993] S22 E20 N22 W20$ E25 FOP=[YR=1993] S2 E15 N2 W1 N4 W11 S2 W2 S2 W1$ E1 N2 E2 N2 E11 S4 E6 N29$.

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	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	64	2,449	
2	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1993	1993	3	64	387	
3	1242	WD DECK A	0	100	0	0	96.00	SF	10.00	10.00	100	2013	2013	3	55	528	

LAND DESCRIPTION

TOTAL OB/XF 3,364

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