LOT 44
EGANS BLUFF NORTH PB 5/272

TROTTER COLLEEN N/TROTTER LESLIE E JR
1804 REATTA LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0044-0000

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

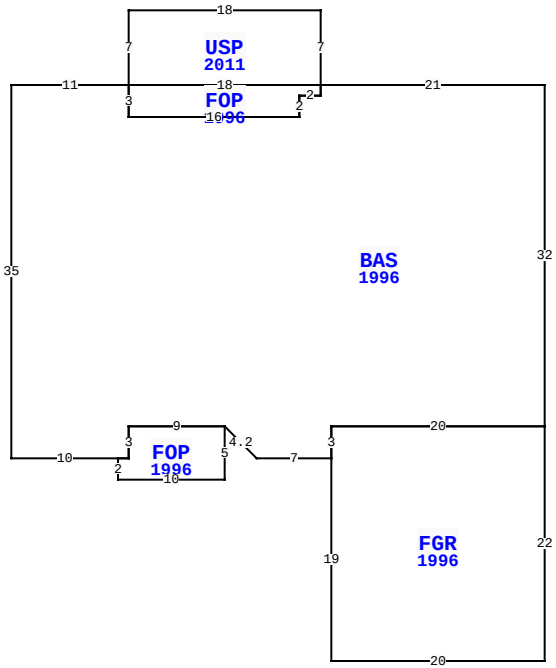
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,609	100	1996	1,609	218,836
FGR	440	55	1996	242	32,914
FOP	47	30	1996	14	1,904
FOP	50	30	1996	15	2,040
USP	126	30	2011	38	5,168
TOTALS	2,272			1,918	260,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,918	119.4620	157.69	302,449	1996	1996	0	0	0	13.75	86.25

1 SNGL FAM – 0% - 0 Heated Area: 1609 HX Base Yr



1804 REATTA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	260,862
TOTAL MARKET OB/XF VALUE	3,242
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	444,104
SOH/AGL Deduction	0
ASSESSED VALUE	444,104
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	444,104
TOTAL JUST VALUE	444,104
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	431,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603053	NEW CONSTR	64,949	07/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2450/0185	3/29/2021	WD	Q	I	01	352,000
GRANTOR: ASTRIN CAL D						
GRANTEE: TROTTER COLLEEN N &						
0782/0739	1/16/2997	WD	Q	I		116,400
GRANTOR: ISLAND HOMES BY SEWAR						
GRANTEE: ASTRIN CAL D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W21 USP=[YR=2011] N7 W18 S7 FOP=[YR=1996] S3 E16 N2 E2 N1 W18 $ E18 $ S1 W2 S2 W16 N3 W11 S35 E10 FOP=[YR=1996] S2 E10 N5 W9 S3 W1 $ E1 N3 E9 D3 R3 E7 FGR=[YR=1996] S19 E20 N22 W20 S3 $ N3 E20 N32 $.

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	0	0	0	752.00	SF	5.20	5.20	100	1996	1996	3	70	2,737	
2	0810	CONCRETE A	0	0	0	0	111.00	SF	6.50	6.50	100	1996	1996	3	70	505	

LAND DESCRIPTION

TOTAL OB/XF 3,242

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	0	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