LOT 47 MILITARY
IN OR 639 PG 296
EGANS BLUFF NORTH PB 5/272

DAO ALAIN D
20210 KEMPSFORD CT
KATY, TX 77450

2025

00-00-30-021N-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

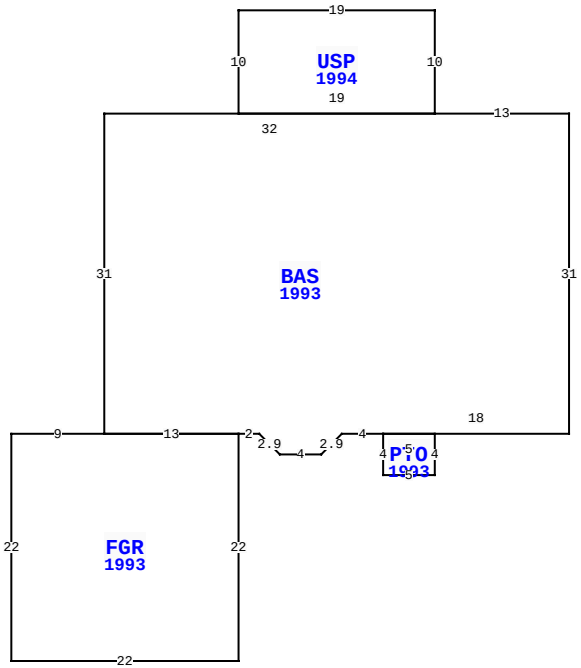
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,407	100	1993	1,407	196,853
FGR	484	55	1993	266	37,216
PTO	20	5	1993	1	140
USP	190	30	1994	57	7,975
TOTALS	2,101			1,731	242,184

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,731	125.5800	165.77	286,948	1991	1991	0	0	0	15.60	84.40

1 SNGL FAM – 0% - 0 Heated Area: 1407 HX Base Yr



2618 DELOREAN ST, 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	242,184
TOTAL MARKET OB/XF VALUE	2,630
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	424,814
SOH/AGL Deduction	82,759
ASSESSED VALUE	342,055
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	342,055
TOTAL JUST VALUE	424,814
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	412,815

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807221	ADDITION	4,541	07/17/2018
7239	NEW CONSTR	49,883	05/20/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0639/0296	10/21/1991	WD	Q	I		88,600
GRANTOR: SEAWARDS HOMES INC						
GRANTEE: DAO ALAIN D						
0639/0295	10/16/1991	WD	Q	V		20,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W13 USP=[YR=1994] N10 W19 S10 E19$ W32 S31
FGR=[YR=1993] W9 S22 E22 N22 W13$ E13 E2 R2 D2 E4 U2 R2
E4 PTO=[YR=1993] S4 E5 N4 W5$ E18 N31$.

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	850.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,630	

LAND DESCRIPTION

TOTAL OB/XF 2,630

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