LOT 48 IN OR 615/670
EGANS BLUFF NORTH PB 5/272

CERULLO EUGENE J
1047 OAK VIEW DR
PENSACOLA, FL 32506

2025

00-00-30-021N-0048-0000

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

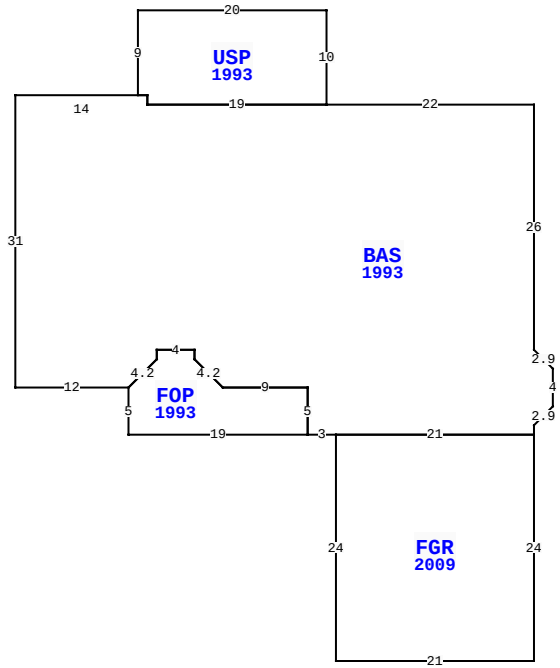
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,771	100	1993	1,771	235,284
FGR	504	55	2009	277	36,800
FOP	120	30	1993	36	4,783
USP	199	30	1993	60	7,971
TOTALS	2,594			2,144	284,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,144	119.4620	157.69	338,087	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM – 0% - 0 Heated Area: 1771 HX Base Yr



2626 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	284,838
TOTAL MARKET OB/XF VALUE	2,408
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	467,246
SOH/AGL Deduction	82,147
ASSESSED VALUE	385,099
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,099
TOTAL JUST VALUE	467,246
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	458,654

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03591	H/AC	1,900	11/06/1990
7032	NEW CONSTR	1,600	10/23/1990
4101	NEW CONSTR	1,500	10/18/1990
6802	NEW CONSTR	65,371	10/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0615/0670	12/28/1990	WD	Q	I		105,000
GRANTOR: SEAWARD HOMES						
GRANTEE: CERULLO EUGENE & N						
0615/0669	12/28/1990	WD	Q	V		20,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 USP=[YR=1993] N10 W20 S9 E1 S1 E19 $ W19 N1 W14 S31 E12 FOP=[YR=1993] S5 E19 N5 W9 U3 L3 N1 W4 S1 L3 D3 $ U3 R3 N1 E4 S1 R3 D3 E9 S5 E3 FGR=[YR=2009] S24 E21 N24 W21$ E21 N1 R2 U2 N4 L2 U2 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	0812	CONCRETE C	0	0	0	0	1,056.00	SF	4.00	4.00	100	1990	1990	3	57	2,408	

LAND DESCRIPTION

TOTAL OB/XF 2,408

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