LOT 49
EGANS BLUFF NORTH PB 5/272

O'MALLEY SHAWN/
2634 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0049-0000

BUILDING CHARACTERISTICS

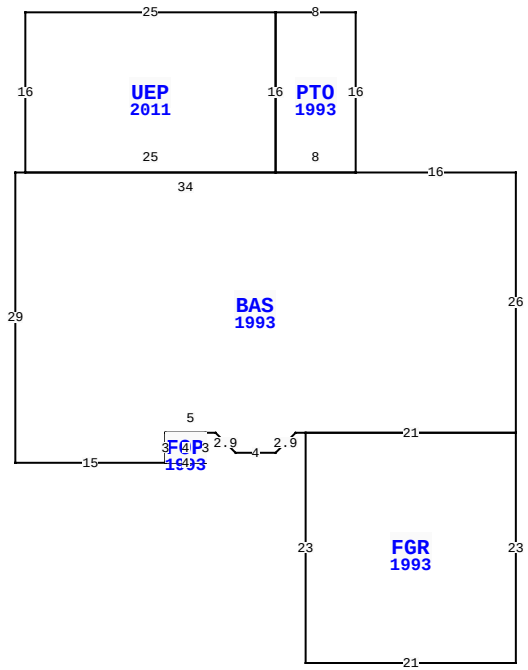
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,357	100	1993	1,357	188,363
FGR	483	55	1993	266	36,923
FOP	12	30	1993	4	555
PTO	128	5	1993	6	833
UEP	400	60	2011	240	33,314
TOTALS	2,380			1,873	259,988

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,873	124.1954	163.94	307,060	1992	1992	0	0	0	15.33	84.67

1 SNGL FAM – 100% - 2021 Heated Area: 1357 HX Base Yr 2021



2634 DELOREAN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		259,988
TOTAL MARKET OB/XF VALUE		2,776
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,764
SOH/AGL Deduction		167,796
ASSESSED VALUE		274,968
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		219,246
TOTAL JUST VALUE		442,764
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,870

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1318522	H/AC	0	07/01/2013
B24335	XFOB	7,732	02/01/2011
E23254	ELEC OTHER	0	02/01/2011
B24285	REMODEL	10,000	01/01/2011
B24325	REMODEL	2,500	01/01/2011
8027	NEW CONSTR	55,408	04/23/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
9999/9999	5/28/2020	CN	Q	I	01	335,000
GRANTOR: KING RICHARD D II & J						
GRANTEE: O'MALLEY SHAWN						
2258/0518	2/22/2019	WD	Q	I	01	305,000
GRANTOR: PARDO KIMBERLY A						
GRANTEE: KING RICHARD D II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N16 W8 UEP=[YR=2011] W25 S16 E25 N16$ S16 E8$ W34 S29 E15 FOP=[YR=1993] E4 N3 W4 S3 $ N3 E5 D2 R2 E4 U2 R2 E1 FGR=[YR=1993] S23 E21 N23W21 $ E21 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	0811	CONCRETE B	0	100	0	0	861.00	SF	5.20	5.20	100	1992	1992	3	62	2,776	

LAND DESCRIPTION

TOTAL OB/XF 2,776

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