LOT 51
EGANS BLUFF NORTH PB 5/272

SMITH JEFFREY BLAINE & COLEEN
2650 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0051-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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

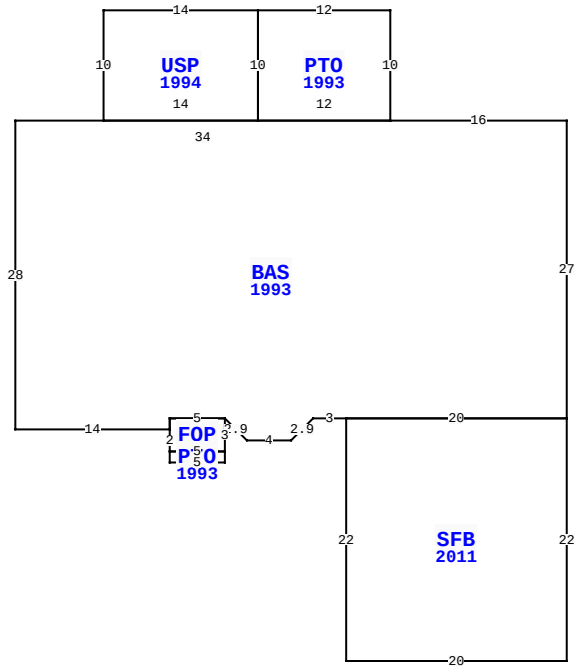
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1993	1,376	194,091
FOP	15	30	1993	4	564
PTO	5	5	1993	0	0
PTO	120	5	1993	6	847
SFB	440	80	2011	352	49,651
USP	140	30	1994	42	5,924
TOTALS	2,096			1,780	251,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,780	125.3500	165.46	294,519	1993	1993	0	0	0	14.75	85.25

1 SNGL FAM – 0% - 0 Heated Area: 1728 HX Base Yr



2650 DELOREAN ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	251,077
TOTAL MARKET OB/XF VALUE	5,381
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	436,458
SOH/AGL Deduction	85,012
ASSESSED VALUE	351,446
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	351,446
TOTAL JUST VALUE	436,458
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	424,007

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B01026	ADDITION	2,495	05/01/1994
00254	NEW CONSTR	60,683	05/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2401/0771	10/16/2020	WD	Q	I	01	345,000
GRANTOR: ALVAREZ JOHN B & DARC						
GRANTEE: SMITH JEFFREY BLAIN						
0785/1462	2/25/1997	WD	Q	I		96,500
GRANTOR: LABONTE BARBARA ANNE						
GRANTEE: ALVAREZ JOHN B & DA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 PTO=[YR=1993] N10 W12 USP=[YR=1994] W14 S10 E14 N10 $ S10 E12 $ W34 S28 E14 FOP=[YR=1993] S2 PTO=[YR=1993] S1 E5 N1 W5 $ E5 N3 W5 S1 $ N1 E5 D2 R2 E4 U2 R2 E3 SFB=[YR=2011] S22 E20 N22 W20 $ E20 N27 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	
2	0811	CONCRETE B	0	0	46	16	736.00	SF	5.20	5.20	100	1993	1993	3	64	2,449	
3	0810	CONCRETE A	0	0	33	3	99.00	SF	6.50	6.50	100	1993	1993	3	64	412	

LAND DESCRIPTION

TOTAL OB/XF 5,381

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