LOT 54
IN OR 681 PG 31
EGANS BLUFF NORTH PB 5/272

HAWORTH FRED E JR
2614 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0054-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

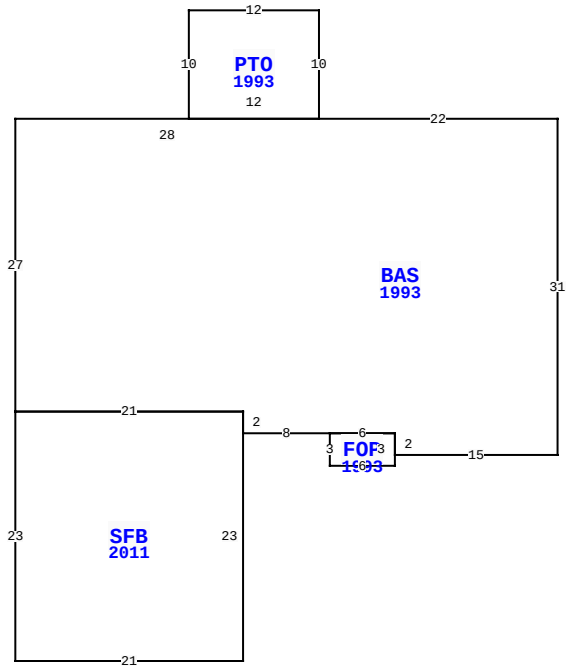
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,438	100	1993	1,438	193,523
FOP	18	30	1993	5	673
PTO	120	5	1993	6	807
SFB	483	80	2011	386	51,947
TOTALS	2,059			1,835	246,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,835	121.0950	159.85	293,325	1993	1993	0	0	0	15.81	84.19

1 SNGL FAM – 100% - 1994 Heated Area: 1824 HX Base Yr 1994



2614 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		246,950
TOTAL MARKET OB/XF VALUE		3,026
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		429,976
SOH/AGL Deduction		291,479
ASSESSED VALUE		138,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		87,775
TOTAL JUST VALUE		429,976
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,748

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8714	NEW CONSTR	58,508	03/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0681/0031	5/18/1993	WD	Q	I		81,900
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HAWORTH FRED E JR						
0681/0030	5/18/1993	WD	U	V	19	20,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N10 W12 S10 E12$ W28 S27 SFB=[YR=2011] S23 E21 N23 W21$ E21 S2 E8 FOP=[YR=1993] S3 E6 N3 W6$ E6 S2 E15 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	100	48	16	768.00	SF	5.20	5.20	100	1993	1993	3	64	2,556	
2	0810	CONCRETE A	0	100	0	0	113.00	SF	6.50	6.50	100	1993	1993	3	64	470	

LAND DESCRIPTION

TOTAL OB/XF 3,026

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