LOT 55
IN OR 1972/626
EGANS BLUFF NORTH PB 5/272

KELLY SEAN
1811 LASER CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0055-0000

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	03	CONC FINSH 100
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

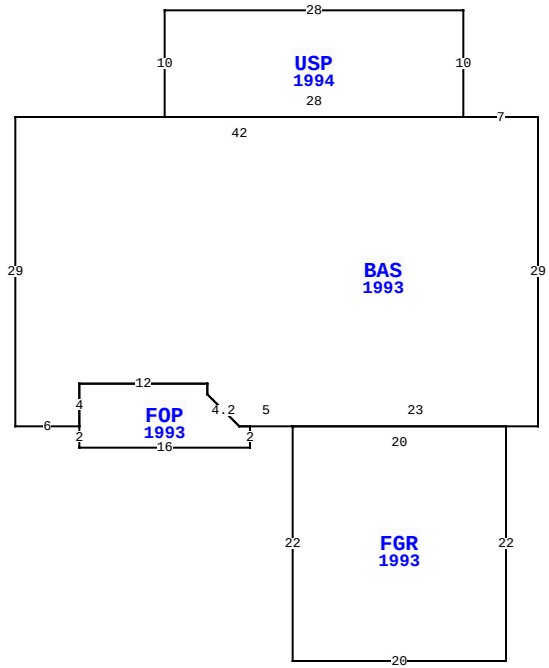
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,369	100	1993	1,369	180,866
FGR	440	55	1993	242	31,972
FOP	85	30	1993	26	3,435
USP	280	30	1994	84	11,097
TOTALS	2,174			1,721	227,371

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,721	118.4500	156.35	269,078	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM – 100% - 2016 Heated Area: 1369 HX Base Yr 2016



1811 LASER CT, 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		227,371
TOTAL MARKET OB/XF VALUE		5,835
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		449,206
SOH/AGL Deduction		239,751
ASSESSED VALUE		209,455
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,733
TOTAL JUST VALUE		449,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		437,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V0000109	REPAIR/RRF	7,603	11/01/2000
7141	NEW CONSTR	3,500	01/04/1991
4148	NEW CONSTR	1,500	12/13/1990
6888	NEW CONSTR	49,521	12/10/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1972/0626	3/31/2015	WD	U	I	38	178,500
GRANTOR: MCCONAUGHEY HAROLD E						
GRANTEE: KELLY SEAN						
1956/1543	12/29/2014	QC	U	I	11	100
GRANTOR: MCCONAUGHEY DIANA						
GRANTEE: MCCONAUGHEY HAROLD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 USP=[YR=1994] N10 W28 S10 E28$ W42 S29 E6 FOP=[YR=1993] S2E16 N2 W1 U3 L3 N1 W12 S4$ N4 E12 S1 R3 D3 E5 FGR=[YR=1993] S22 E20 N22 W20$ E23 N29$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	68	2,380	
2	0811	CONCRETE B	0	100	0	0	787.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,435	
3	0810	CONCRETE A	0	100	8	8	64.00	SF	6.50	6.50	100	2004	2004	3	83	345	
4	0940	SHEDS/PORT	0	100	12	8	96.00	SF	20.10	20.10	100	2004	2004	3	21	405	
5	0940	SHEDS/PORT	0	100	8	8	64.00	SF	20.10	20.10	100	2004	2004	3	21	270	

LAND DESCRIPTION

TOTAL OB/XF 5,835

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	1.20	180,000.00	216,000.00	216,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 216,000 Market: 0 Agricultural: 0 Common: 216,000 PRINTED 07/30/2025 BY SYS