



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	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
BAS	1,720	100
FGR	441	55
FOP	25	30
PTO	90	5
USP	240	30
TOTALS	2,516	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,047	126.9002	167.51	342,893	1990	1990	0	0	15.50	84.50
1 SNGL FAM - 100% - 2024 Heated Area: 1720 HX Base Yr 2024											
1818 LASER CT, FERNANDINA BEACH											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 8			Tax Dist:
BUILDING MARKET VALUE			289,745
TOTAL MARKET OB/XF VALUE			12,104
TOTAL LAND VALUE - MARKET			216,000
TOTAL MARKET VALUE			517,849
SOH/AGL Deduction			0
ASSESSED VALUE			517,849
TOTAL EXEMPTION VALUE			50,722
BASE TAXABLE VALUE			467,127
TOTAL JUST VALUE			517,849
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			503,514
PERMIT NUM	DESCRIPTION	AMT	ISSUED
6834	SWIM POOL	10,000	11/07/1990
03575	H/AC	1,900	10/25/1990
7011	NEW CONSTR	1,600	10/15/1990
4090	NEW CONSTR	1,500	10/08/1990
6778	NEW CONSTR	62,635	10/05/1990
SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / RSN CD SALE PRICE
2647/130	6/09/2023	WD Q I 01	637,000
GRANTOR: DELACRUZ ALFI RAMON &			
GRANTEE: BEALL JON DAVID & T			
2115/1658	4/21/2017	SW U I 12	261,500
GRANTOR: FANNIE MAE			
GRANTEE: DELACRUZ ALFI RAMON			

EXTRA FEATURES										1818 LASER CT, FERNANDINA BEACH				XF DATE		LAND DATE	
										INC DATE				AG DATE			
L N	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	877.00	SF	5.20	5.20	100	1990	1990	3	57	2,599	
2	0861	POOL GUNIT	0	100	30	12	360.00	SF	85.00	85.00	100	1990	1990	3	20	6,120	
3	0845	KOOL DECK	0	100	0	0	303.00	SF	7.25	7.25	100	1990	1990	3	57	1,252	
4	0845	KOOL DECK	0	100	18	12	216.00	SF	7.25	7.25	100	1991	1991	3	59.5	932	
5	0820	WOOD WALK	0	100	0	0	155.00	SF	11.75	11.75	100	1998	1998	3	40	729	
6	0825	BRICK	0	100	0	0	41.00	SF	12.50	12.50	100	1998	1998	3	92	472	
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