LOT 57
EGANS BLUFF NORTH PB 5/272

RICE BARRY D
1814 LASER CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0057-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

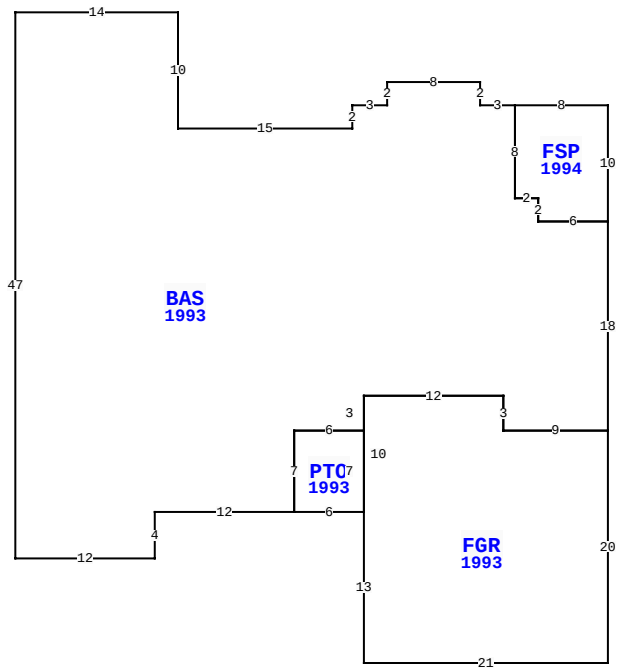
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,630	100	1993	1,630	217,127
FGR	456	55	1993	251	33,435
FSP	76	40	1994	30	3,996
PTO	42	5	1993	2	266
TOTALS	2,204			1,913	254,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,913	120.1382	158.58	303,364	1990	1990	0	0	0	16.00	84.00

1 SNGL FAM – 100% - 2021 Heated Area: 1630 HX Base Yr 2021



1814 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		254,826
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		216,000
TOTAL MARKET VALUE		473,591
SOH/AGL Deduction		202,661
ASSESSED VALUE		270,930
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		220,208
TOTAL JUST VALUE		473,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		461,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7073	NEW CONSTR	1,800	11/13/1990
03597	H/AC	2,300	11/13/1990
4107	NEW CONSTR	2,400	10/30/1990
6810	NEW CONSTR	54,633	10/24/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2393/0925	9/17/2020	WD	Q	I	01	360,000
GRANTOR: LASER TRUST						
GRANTEE: RICE BARRY D						
1428/0987	7/17/2006	WD	Q	I		255,000
GRANTOR: PHELAN WILLIAM T TRUS						
GRANTEE: HANES GENEVA TRUSTE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1994] W8 BAS=[YR=1993] W3 N2 W8 S2 W3 S2 W15 N10 W14 S47 E12 N4 E12 PTO=[YR=1993] E6 FGR=[YR=1993] S13 E21 N20 W9 N3 W12 S10 $ N7 W6 S7 $ N7 E6 N3 E12 S3 E9 N18 W6 N2 W2 N8 $ S8 E2 S2 E6 N10 $.

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	933.00	SF	5.20	5.20	100	1990	1990	3	57	2,765	

LAND DESCRIPTION

TOTAL OB/XF 2,765

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		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