LOT 58
IN OR 1850/1337
EGANS BLUFF NORTH PB 5/272

BASS LINDA
1724 LASER CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0058-0000

BUILDING CHARACTERISTICS

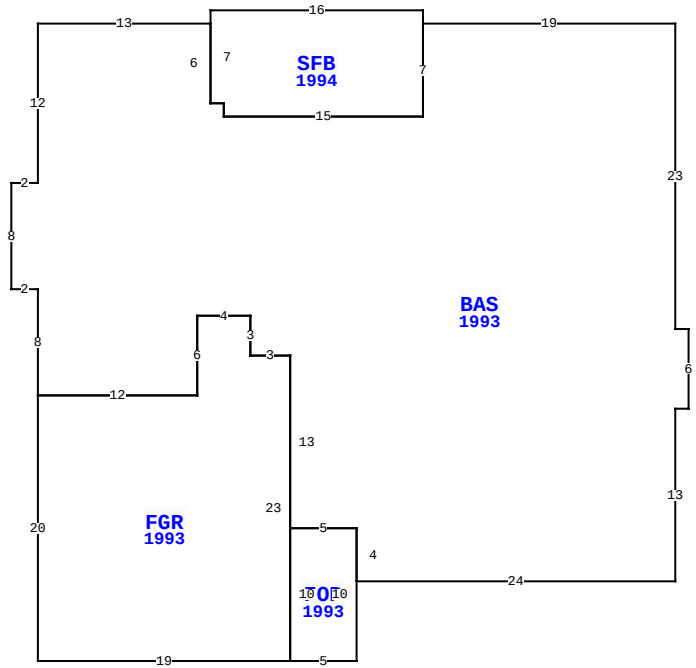
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,608	100	1993	1,608	211,061
FGR	413	55	1993	227	29,796
FOP	50	30	1993	15	1,969
SFB	127	80	1994	102	13,388
TOTALS	2,198			1,952	256,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,952	120.1382	158.58	309,548	1991	1991	0	0	0	17.23	82.77

1 SNGL FAM – 100% - 2014 Heated Area: 1710 HX Base Yr 2014



1724 LASER CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		256,213
TOTAL MARKET OB/XF VALUE		5,739
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		441,952
SOH/AGL Deduction		254,625
ASSESSED VALUE		187,327
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		131,605
TOTAL JUST VALUE		441,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		429,657

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7142	NEW CONSTR	3,500	01/04/1991
4141	NEW CONSTR	1,500	11/29/1990
6868	NEW CONSTR	59,922	11/28/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1850/1337	4/10/2013	WD	Q	I	02	170,000
GRANTOR: WALSH JAMES V & MOLLY						
GRANTEE: BASS JULIAN MICHAEL						
1850/1337	4/10/2013	WD	Q	I	02	170,000
GRANTOR: WALSH JAMES V & MOLLY						
GRANTEE: BASS JULIAN MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19 SFB=[YR=1994] N1 W16 S7 E1 S1 E15 N7$ S7 W15 N1 W1 N6 W13 S12 W2 S8 E2 S8 FGR=[YR=1993] S20 E19 FOP=[YR=1993] E5 N10 W5 S10$ N23 W3 N3 W4 S6 W12$ E12 N6 E4 S3 E3 S13 E5 S4 E24 N13 E1 N6 W1 N23$.

EXTRA FEATURES

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	738.00	SF	5.20	5.20	100	1991	1991	3	59.5	2,283	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	30.00	30.00	100	2014	2014	3	60	3,456	

LAND DESCRIPTION

TOTAL OB/XF 5,739

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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