LOT 61
IN OR 688 PG 197
EGANS BLUFF NORTH PB 5/272

CHAPMAN GEORGE F JR & DONNA M
1819 STERLING LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-021N-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

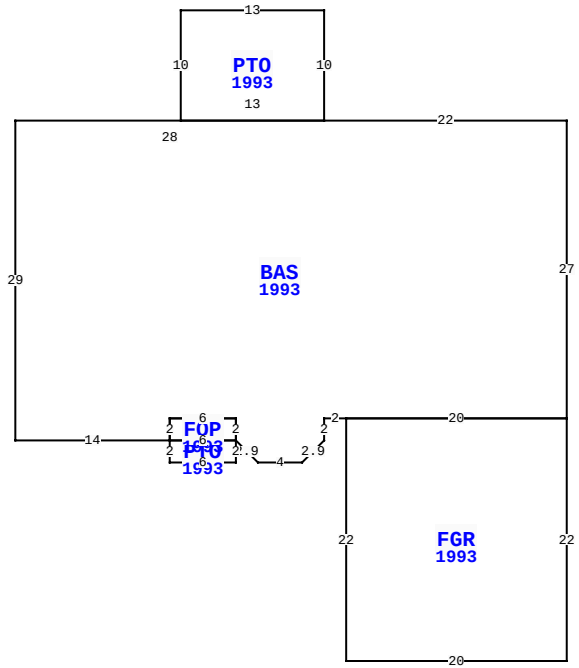
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,406	100	1993	1,406	193,955
FGR	440	55	1993	242	33,384
FOP	12	30	1993	4	552
PTO	12	5	1993	1	138
PTO	130	5	1993	6	827
TOTALS	2,000			1,659	228,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,659	124.5450	164.40	272,740	1992	1992	0	0	0	16.09	83.91

1 SNGL FAM – 100% - 1994 Heated Area: 1406 HX Base Yr 1994



1819 STERLING LN, 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		228,856
TOTAL MARKET OB/XF VALUE		14,212
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		423,068
SOH/AGL Deduction		277,904
ASSESSED VALUE		145,164
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		94,442
TOTAL JUST VALUE		423,068
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,922

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9401546	SWIM POOL	9,200	12/01/1994
8331	NEW CONSTR	55,408	08/24/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0688/0197	9/09/1993	WD	Q	I		84,900
GRANTOR: SEAWARD HOMES INC						
GRANTEE: CHAPMAN GEORGE JR						
0688/0196	9/09/1993	WD	Q	V		19,000
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

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	848.00	SF	5.20	5.20	100	1992	1992	3	62	2,734	
2	0861	POOL GUNIT	0	100	12	26	312.00	SF	85.00	85.00	100	1995	1995	3	20	5,304	
3	0845	KOOL DECK	0	100	0	0	527.00	SF	7.25	7.25	100	1995	1995	3	68	2,598	
4	0811	CONCRETE B	0	100	0	0	545.00	SF	5.20	5.20	100	1995	1995	3	68	1,927	
5	0810	CONCRETE A	0	100	0	0	373.00	SF	6.50	6.50	100	1995	1995	3	68	1,649	

BUILDING DIMENSIONS

BAS=[YR=1993] W22 PTO=[YR=1993] N10 W13 S10 E13 $ W28 S29 E14 PTO=[YR=1993] S2 E6 N2 FOP=[YR=1993] N2 W6 S2 E6 $ W6 $ N2 E6 S2 R2 D2 E4 R2 U2 N2 E2 FGR=[YR=1993] S22 E20 N22 W20 $ E20 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 14,212

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