LOT 38
ISLAND GROVE PHASE 2 PB 5/49

PRICE SHANNON L
2130 JEKYLL COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0038-0000

BUILDING CHARACTERISTICS

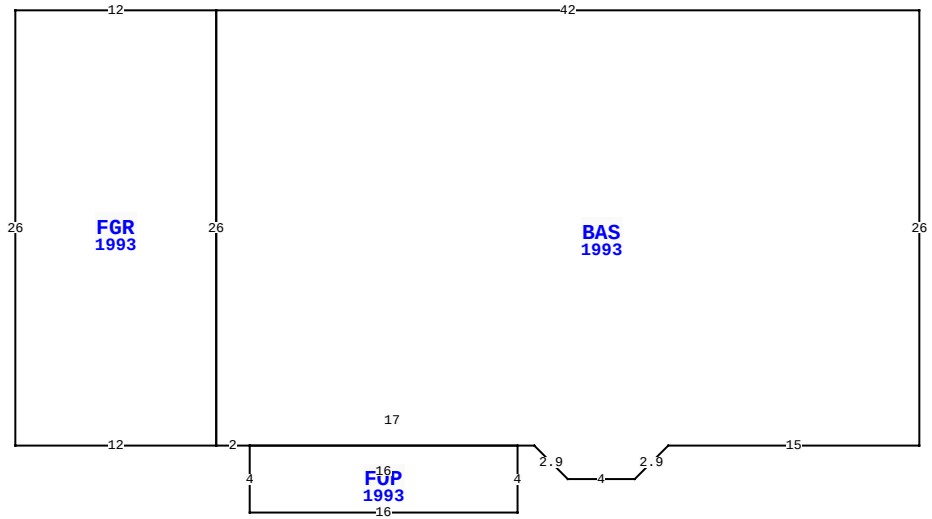
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	155,484
FGR	312	55	1993	172	24,224
FOP	64	30	1993	19	2,676
TOTALS	1,480			1,295	182,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,295	129.7200	171.23	221,743	1985	1985	0	0	0	17.75	82.25

1 SNGL FAM – 0% - 0 Heated Area: 1104 HX Base Yr



2130 JEKYLL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	182,384
TOTAL MARKET OB/XF VALUE	3,821
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	386,205
SOH/AGL Deduction	103,716
ASSESSED VALUE	282,489
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	282,489
TOTAL JUST VALUE	386,205
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	327,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2263/0195	3/19/2019	WD	Q	I	01	225,000
GRANTOR: BLUM MURRAY S & NANCY						
GRANTEE: PRICE SHANNON L						
1482/1513	3/05/2007	WD	Q	I	01	100
GRANTOR: BLUM MURRAY & NANCY A						
GRANTEE: BLUM NANCY ANN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W12 S26 E12 N26 $ S26 E2
FOP=[YR=1993] S4 E16 N4 W16 $ E17 D2 R2 E4 U2 R2 E15 N26
$.

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	0	54	9	486.00	SF	5.20	5.20	100	1985	1985	3	44	1,112	
2	0811	CONCRETE B	0	0	17	3	51.00	SF	5.20	5.20	100	1985	1985	3	44	117	
3	0825	BRICK	0	0	0	0	322.00	SF	8.75	8.75	100	1998	1998	3	92	2,592	

LAND DESCRIPTION

TOTAL OB/XF 3,821

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	0		RSF-	2100.00	109.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS