LOT 41
ISLAND GROVE PHASE 2 PB 5/49

RHOADS MATTHEW & EMILY
2166 JEKYLL COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0041-0000

BUILDING CHARACTERISTICS

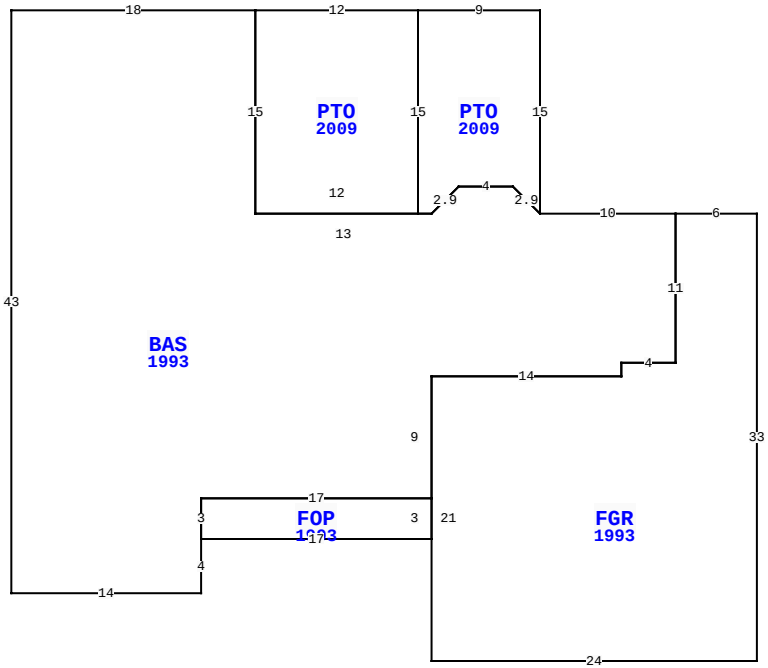
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,243	100	1993	1,243	177,850
FGR	580	55	1993	319	45,643
FOP	51	30	1993	15	2,146
PTO	123	5	2009	6	858
PTO	180	5	2009	9	1,288
TOTALS	2,177			1,592	227,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,592	130.2030	171.87	273,617	1985	1986	0	0	0	16.75	83.25

1 SNGL FAM – 100% - 2025 Heated Area: 1243 HX Base Yr 2025



2166 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		227,786
TOTAL MARKET OB/XF VALUE		2,640
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		430,426
SOH/AGL Deduction		0
ASSESSED VALUE		430,426
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		379,704
TOTAL JUST VALUE		430,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		369,167

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2709/77	4/26/2024	WD	Q	I	01	475,000
GRANTOR: CECH ANDREW JACOB						
GRANTEE: RHOADS MATTHEW & EM						
2291/1522	7/11/2019	LE	U	I	11	100
GRANTOR: CECH RUSSELL D						
GRANTEE: CECH ANDREW JACOB &						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W10PTO=[YR=2009] N15W9 PTO=[YR=2009] W12S15E12N15$S15 E1 U2 R2 E4 R2 D2 $ U2 L2 W4 L2 D2 W13N15W18S43 E14 N4 FOP=[YR=1993] E17 N3 W17 S3 $ N3 E17 N9 E14 N1E4N11$ S11W4S1W14S21 E24N33$.

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	0810	CONCRETE A	0	100	53	16	848.00	SF	6.50	6.50	100	1985	1985	3	44	2,425	
2	0810	CONCRETE A	0	100	25	3	75.00	SF	6.50	6.50	100	1985	1985	3	44	215	

LAND DESCRIPTION

TOTAL OB/XF 2,640

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	0006	RSF-2	0.00	0.00	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