LOT 43
ISLAND GROVE PHASE 2 PB 5/49

CAYLESS JUSTIN & BRITTANY
2167 JEKYLL CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

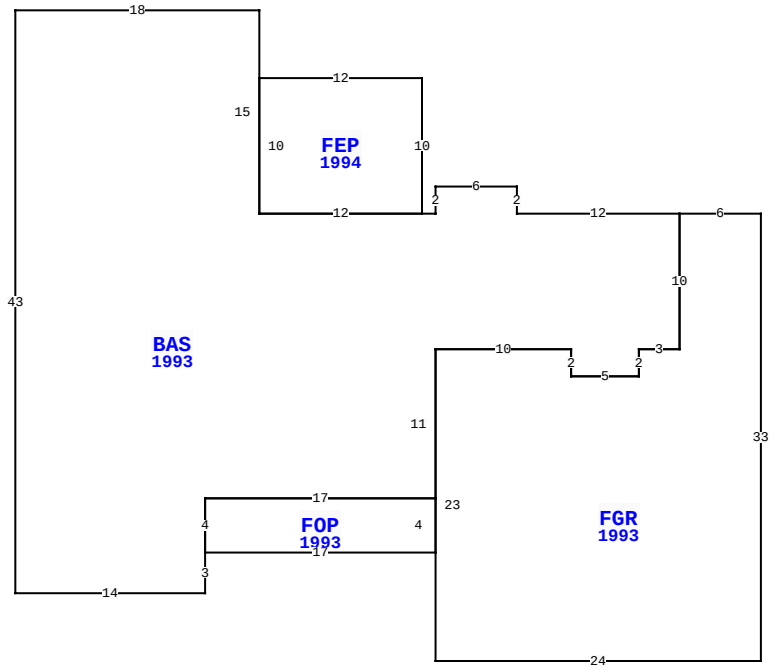
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,221	100	1993	1,221	177,950
FEP	120	80	1994	96	13,991
FGR	602	55	1993	331	48,241
FOP	68	30	1993	20	2,914
TOTALS	2,011			1,668	243,096

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,668	128.8000	170.02	283,593	1984	1995	0	0	0	14.28	85.72

1 SNGL FAM – 0% - 2024 Heated Area: 1221 HX Base Yr



2167 JEKYLL CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	243,096
TOTAL MARKET OB/XF VALUE	3,995
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	447,091
SOH/AGL Deduction	22,755
ASSESSED VALUE	424,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	424,336
TOTAL JUST VALUE	447,091
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	385,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/380	8/03/2023	WD	Q	I	01	565,000
GRANTOR: ROGIC VLATKO						
GRANTEE: CAYLESS JUSTIN & BR						
1956/1996	12/29/2014	SW	U	I	12	81,500
GRANTOR: FANNIE MAE						
GRANTEE: ROGIC VLATKO						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W12 N2 W6 S2 W1 FEP=[YR=1994] N10 W12 S10 E12 $ W12 N15 W18 S43 E14 N3 FOP=[YR=1993] E17 N4 W17 S4 $ N4 E17 N11 E10 S2 E5 N2 E3 N10 $ S10 W3 S2 W5 N2 W10 S23 E24 N33 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0811	CONCRETE B	0	0	53	17	901.00	SF	5.20	5.20	100	1984	1984	3	41	1,921	
3	0810	CONCRETE A	0	0	23	3	69.00	SF	6.50	6.50	100	1984	1984	3	41	184	

LAND DESCRIPTION

TOTAL OB/XF 3,995

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-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