LOT 44
IN OR 2143/1630 & 2150/777
ISLAND GROVE PHASE 2 PB 5/49

TONSING DOROTHY E LVG TRUST/TONSING DOROTHY E TRUS
2153 JEKYLL CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

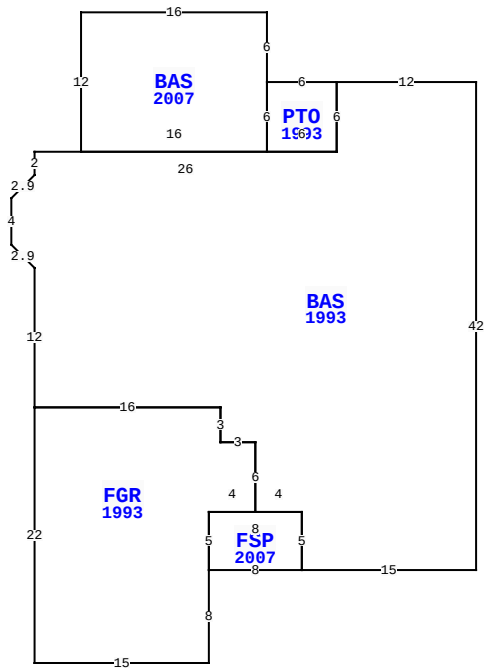
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	1,175	100	1993	1,175	170,027
BAS	192	100	2007	192	27,783
FGR	357	55	1993	196	28,362
FSP	40	40	2007	16	2,315
PTO	36	5	1993	2	289
TOTALS	1,800			1,581	228,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,581	130.3203	172.02	271,964	1986	1990	0	0	0	15.88	84.12

1 SNGL FAM – 50% - 2001 Heated Area: 1367 HX Base Yr 2001



2153 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		228,776
TOTAL MARKET OB/XF VALUE		21,644
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		450,420
SOH/AGL Deduction		208,399
ASSESSED VALUE		242,021
TOTAL EXEMPTION VALUE	HA HAB	48,660
BASE TAXABLE VALUE		193,361
TOTAL JUST VALUE		450,420
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/0526	12/12/2017	PR	U	I	19	100
GRANTOR: YOUNG ROBIN ANN CO P/						
GRANTEE: TONSING GREGGORY						
2150/0777	10/04/2017	WD	U	I	11	100
GRANTOR: TONSING DOROTHY E						
GRANTEE: DOROTHY E TONSING L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] W6 BAS=[YR=2007] N6 W16 S12 E16 N6$ S6 E6 N6$ S6 W26 S2 L2 D2 S4 R2 D2 S12 FGR=[YR=1993] S22 E15 N8 FSP=[YR=2007] E8 N5 W8 S5$ N5 E4 N6 W3 N3 W16$ E16 S3 E3 S6 E4 S5 E15 N42$.

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	50	20	3	60.00	SF	6.50	6.50	100	1986	1986	3	47	183	
2	0825	BRICK	0	50	10	3	30.00	SF	12.50	12.50	100	1986	1986	3	81	304	
3	1243	WD DECK F	0	50	0	0	140.00	SF	4.00	4.00	100	1986	1986	3	20	112	
4	0810	CONCRETE A	0	50	0	0	1,400.00	SF	6.50	6.50	100	2007	2007	3	87	7,917	
5	0940	SHEDS/PORT	0	50	8	12	96.00	SF	30.00	30.00	100	2007	2007	3	27	778	
6	0855	CONC PAVER	0	50	0	0	1,300.00	SF	10.00	10.00	100	2016	2016	3	95	12,350	

LAND DESCRIPTION

TOTAL OB/XF 21,644

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	50		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