LOT 47
ISLAND GROVE PHASE 2 PB 5/49

CROTTY RITA L
2117 JEKYLL CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

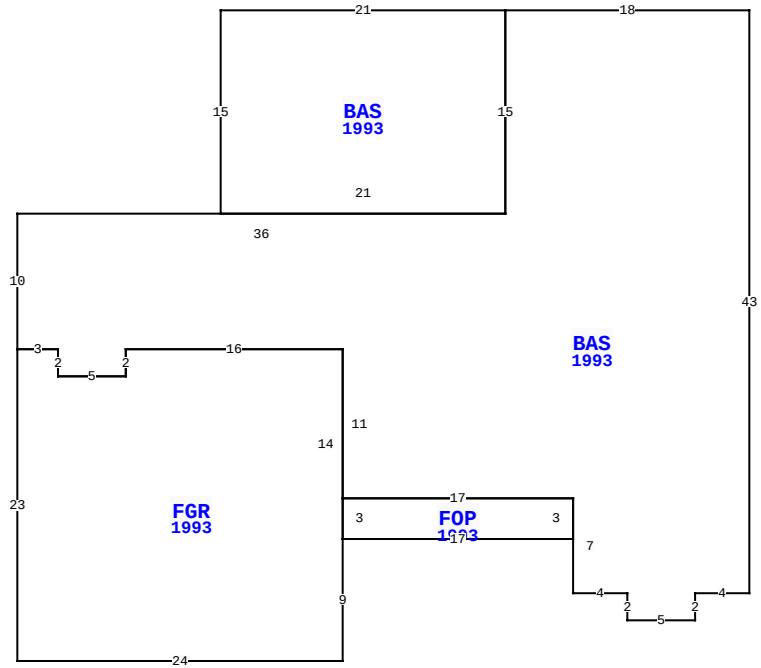
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	315	100	1993	315	44,550
BAS	1,251	100	1993	1,251	176,929
FGR	542	55	1993	298	42,147
FOP	51	30	1993	15	2,121
TOTALS	2,159			1,879	265,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,879	133.0987	175.69	330,122	1985	1985	0	0	0	19.50	80.50

1 SNGL FAM – 100% - 2025 Heated Area: 1566 HX Base Yr 2025



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

2117 JEKYLL CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		265,748
TOTAL MARKET OB/XF VALUE		5,051
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		470,799
SOH/AGL Deduction		0
ASSESSED VALUE		470,799
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		415,077
TOTAL JUST VALUE		470,799
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		408,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2750/1897	11/15/2024	WD	Q	I	01	570,000
GRANTOR: BARRETO PATRICIA M &						
GRANTEE: CROTTY RITA L						
2044/1236	5/06/2016	WD	Q	I	01	235,000
GRANTOR: BANKHEAD VICTORIA K						
GRANTEE: BARRETO PATRICIA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 BAS=[YR=1993] W21 S15 E21 N15 $ S15 W36 S10 FGR=[YR=1993] S23 E24 N9 FOP=[YR=1993] E17 N3 W17 S3 $ N14W16 S2 W5 N2 W3 $ E3 S2 E5 N2 E16 S11 E17 S7 E4 S2 E5 N2 E4 N43 $.

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	3	32	96.00	SF	6.50	6.50	100	1985	1985	3	44	275	
2	0810	CONCRETE A	0	100	0	0	867.00	SF	6.50	6.50	100	1985	1985	3	44	2,480	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
4	1242	WD DECK A	0	100	8	21	168.00	SF	10.00	10.00	100	1998	1998	3	20	336	

LAND DESCRIPTION

TOTAL OB/XF 5,051

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		RSF-2	90.00	121.00	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