LOT 48
ISLAND GROVE PHASE 1 PB 5/44

GIEBEIG PATRICK L/MILLS JACQUELINE M
2105 JEKYLL CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
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		4 100
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

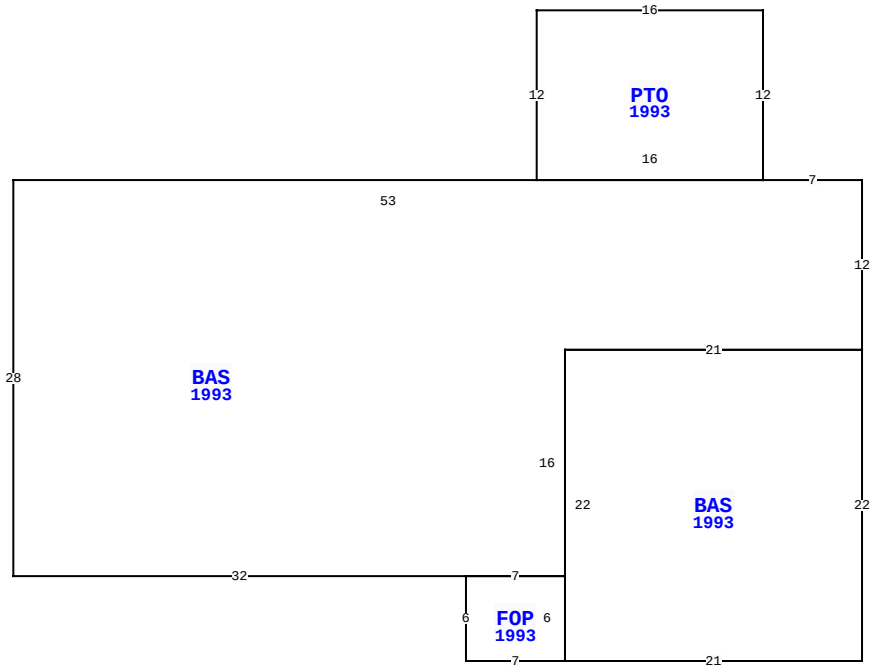
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	462	100	1993	462	61,702
BAS	1,344	100	1993	1,344	179,498
FOP	42	30	1993	13	1,736
PTO	192	5	1993	10	1,335
TOTALS	2,040			1,829	244,272

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,829	121.9000	160.91	294,304	1985	1985	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2020 Heated Area: 1806 HX Base Yr 2020



2105 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		244,272
TOTAL MARKET OB/XF VALUE		1,428
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		445,700
SOH/AGL Deduction		214,574
ASSESSED VALUE		231,126
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		180,404
TOTAL JUST VALUE		445,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,506

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P993672	REMODEL	2,450	10/16/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2311/0286	10/03/2019	WD	Q	I	02	262,500
GRANTOR: LEWIS MARILYN B						
GRANTEE: GIEBEIG PATRICK L &						
0464/0269	8/01/1985	WD	Q	I		59,900
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W7 PTO=[YR=1993] N12 W16 S12 E16 $ W53 S28 E32
FOP=[YR=1993] S6 E7 BAS=[YR=1993] E21 N22 W21 S22 $ N6 W7 $
E7 N16 E21 N12 $.

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	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1993	1993	3	20	576	
2	0811	CONCRETE B	0	100	0	0	629.00	SF	2.60	2.60	100	1985	1985	3	44	720	
3	0810	CONCRETE A	0	100	0	0	46.00	SF	6.50	6.50	100	1985	1985	3	44	132	

LAND DESCRIPTION

TOTAL OB/XF 1,428

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	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