LOT 49
ISLAND GROVE PHASE 1 PB 5/44

BOWEN ANGELA & BRIAN/MOHN DENISE
2108 SAPELO CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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

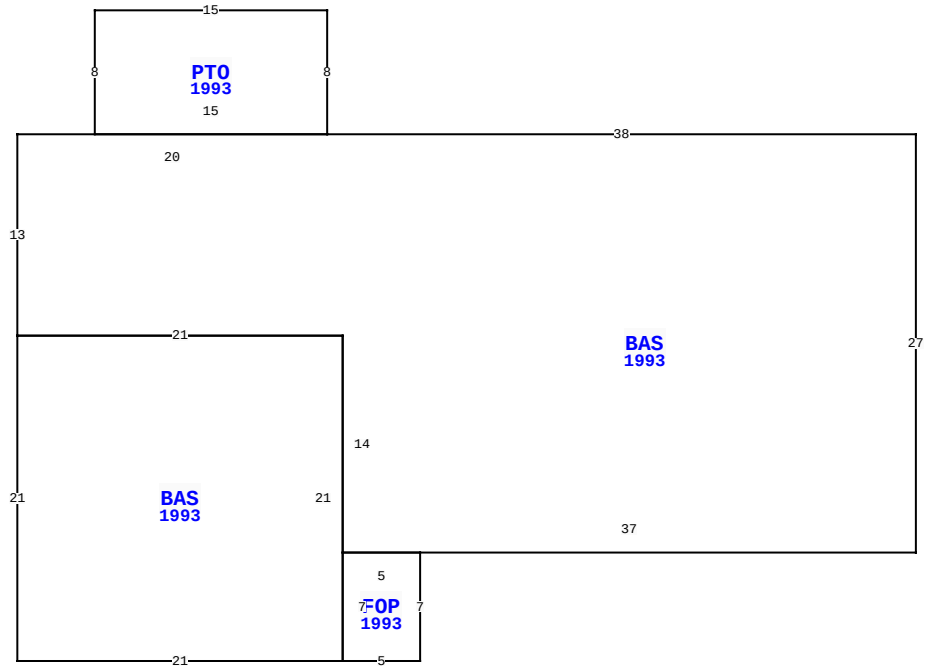
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	441	100	1993	441	67,389
BAS	1,272	100	1993	1,272	194,375
FOP	35	30	1993	10	1,528
PTO	120	5	1993	6	917
TOTALS	1,868			1,729	264,211

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,729	134.8950	178.06	307,866	1985	1995	0	0	0	14.18	85.82

1 SNGL FAM – 100% - 2025 Heated Area: 1713 HX Base Yr 2025



2108 SAPELO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		264,211
TOTAL MARKET OB/XF VALUE		2,505
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		466,716
SOH/AGL Deduction		56,807
ASSESSED VALUE		409,909
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		359,187
TOTAL JUST VALUE		466,716
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		404,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25006	ELEC OTHER	0	05/01/2012
B20019	REMODEL	2,400	06/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2715/592	5/31/2024	WD	U	I	11	100
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: BOWEN ANGELA ELIZAB						
2705/162	4/08/2024	WD	Q	I	01	549,000
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: BOWEN ANGELA & BRIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 PTO=[YR=1993] N8 W15 S8 E15 $ W20 S13
BAS=[YR=1993] S21 E21 FOP=[YR=1993] E5 N7 W5 S7 $ N21 W21 $
E21 S14 E37 N27 $.

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	7	4	28.00	SF	6.50	6.50	100	1985	1985	3	44	80	

LAND DESCRIPTION

TOTAL OB/XF 2,505

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