LOT 50
ISLAND GROVE PHASE 2 PB 5/49

GRELLER MICHAEL A & JANET R
2120 SAPELO COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0050-0000

BUILDING CHARACTERISTICS

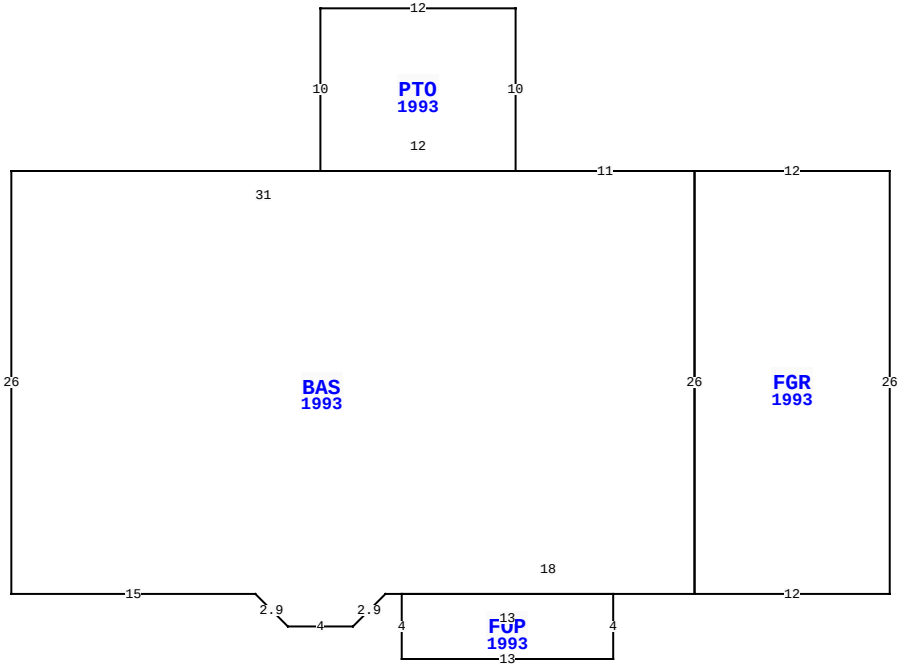
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,104	100	1993	1,104	172,306
FGR	312	55	1993	172	26,845
FOP	52	30	1993	16	2,497
PTO	120	5	1993	6	936
TOTALS	1,588			1,298	202,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,298	138.0184	182.18	236,470	1985	1995	0	0	0	14.33	85.67

1 SNGL FAM – 100% - 2025 Heated Area: 1104 HX Base Yr 2025



2120 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		202,584
TOTAL MARKET OB/XF VALUE		1,617
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		404,201
SOH/AGL Deduction		125,747
ASSESSED VALUE		278,454
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		227,732
TOTAL JUST VALUE		404,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		344,689

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2698/1742	3/08/2024	WD	Q	I	02	455,000
GRANTOR: CITYGATE HOMES LLC						
GRANTEE: GRELLER MICHAEL A &						
2667/1624	9/18/2023	TD	U	I	37	264,500
GRANTOR: THEM THAT TRUST						
GRANTEE: CITYGATE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W11 PTO=[YR=1993] N10 W12 S10 E12$ W31 S26 E15 D2 R2 E4 R2 U2 E1 FOP=[YR=1993] S4E13 N4 W13$ E18 N26$ S26 E12 N26$.

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	56	9	504.00	SF	5.85	5.85	100	1985	1985	3	44	1,297	
2	0810	CONCRETE A	0	100	0	0	112.00	SF	6.50	6.50	100	1985	1985	3	44	320	

LAND DESCRIPTION

TOTAL OB/XF 1,617

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