LOT 51
ISLAND GROVE PHASE 2 PB 5/49

BLAKE TANNER H/BLAKE ROBERT F ET AL
2136 SAPELO CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0051-0000

BUILDING CHARACTERISTICS

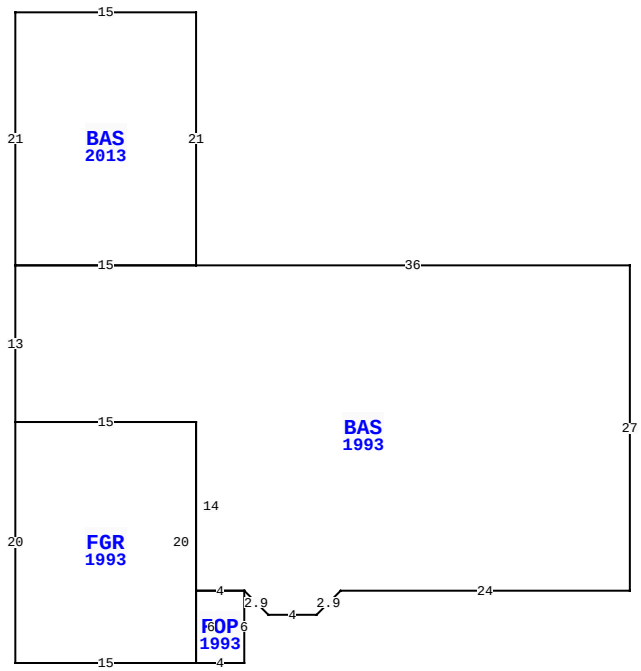
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,179	100	1993	1,179	166,311
BAS	315	100	2013	315	44,434
FGR	300	55	1993	165	23,275
FOP	24	30	1993	7	987
TOTALS	1,818			1,666	235,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,666	127.4200	168.19	280,205	1985	1990	0	0	0	16.13	83.87

1 SNGL FAM – 100% - 2021 Heated Area: 1494 HX Base Yr 2021



2136 SAPELO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		235,008
TOTAL MARKET OB/XF VALUE		6,651
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		441,659
SOH/AGL Deduction		182,040
ASSESSED VALUE		259,619
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		208,897
TOTAL JUST VALUE		441,659
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		380,284

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2272/1223	4/26/2019	SW	U	I	12	170,000
GRANTOR: PRETIUM MTG ACQUISITI						
GRANTEE: BLAKE ROBERT F & JA						
2255/1493	2/19/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: PRETIUM MTG ACQUISI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 BAS=[YR=2013] N21 W15 S21 E15$ W15 S13 FGR=[YR=1993] S20 E15 FOP=[YR=1993] E4 N6 W4 S6$ N20 W15$ E15 S14 E4 D2 R2 E4 U2 R2 E24 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	56	1,960	
2	0810	CONCRETE A	0	100	8	4	32.00	SF	6.50	6.50	100	1985	1985	3	44	92	
3	0810	CONCRETE A	0	100	53	12	636.00	SF	6.50	6.50	100	1985	1985	3	44	1,819	
4	1242	WD DECK A	0	100	0	0	526.00	SF	10.00	10.00	100	1986	1986	3	20	1,052	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1988	1988	3	20	864	
6	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 6,651

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