

BURK WILLIAM C & NATIVIDAD T
2144 SAPELO COURT
FERNANDINA BEACH, FL 32034

00-00-30-0310-0052-0000



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

05AVERAGE 100

03GABLE/HIP 100

12MODULAR MT 100

05DRYWALL 100

14CARPET 80

11CLAY TILE 20

03CENTRAL 100

04AIR DUCTED 100

3 100
2 100

02WOOD FRAME 100

1. 1. 100
0 100

05DIST 1A 100

00NONE 100

06Quality Level 06

0100SINGLE FAMILY

MKT AREA02

2009.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,62810019931,628227,619

FGR50655199327838,869

FOP51301993152,097

TOTALS2,1851,921268,585

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900011,921123.5192163.05313,219198519950014.2585.75

1 SNGL FAM - 100% - 1994Heated Area: 1628HX Base Yr 1994

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

EXTRA FEATURES

LNOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

10810CONCRETE A010074201,480.00SF5.855.85100198519853443,810

20810CONCRETE A010025375.00SF6.506.5010019851985344215

31244WD DECK EX01001917323.00SF7.407.40100200920093521,243

TOTAL OB/XF5,268

LAND DESCRIPTION

LNUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE268,585

TOTAL MARKET OB/XF VALUE5,268

TOTAL LAND VALUE - MARKET200,000

TOTAL MARKET VALUE473,853

SOH/AGL Deduction424,902

ASSESSED VALUE48,951

TOTAL EXEMPTION VALUEHX HB25,000

BASE TAXABLE VALUE23,951

TOTAL JUST VALUE473,853

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE411,456

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

0688/01159/09/1993WDQI82,000

GRANTOR:SWEAT SIMON JR & J K

GRANTEE:BURK WM & NATIVIDAD

0461/04027/01/1985WDQI66,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 U2 L2 W4 D2 L2 N15 W35S43E16N4

FOP=[YR=1993] E17 FGR=[YR=1993] S9 E24 N20 W11 N2 W13 S13\$ N3 W17 S3\$ N3 E17 N10 E13 S2 E11 N13\$.