

ALLEN CHRISTINA B
2156 SAPELO CT
FERNANDINA BEACH, FL 32034

2025



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

05 AVERAGE 70
12 CEDAR 30
03 GABLE/HIP 100
03 COMP SHNGL 100
05 DRYWALL 100
14 CARPET 80
08 SHT VINYL 20
03 CENTRAL 100
04 AIR DUCTED 100
2 100
2 100
02 WOOD FRAME 100
1. 1. 100
0 100
05 DIST 1A 100
00 NONE 100
06 Quality Level 06
0100 SINGLE FAMILY
06 Quality Level 06
0100 SINGLE FAMILY
00 MKT AREA 02
2009.00
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE
BAS 1,104 100 1993 1,104 158,835
FGR 312 55 1993 172 24,746
FOP 60 30 1993 18 2,590
PTO 240 5 1993 12 1,726
TOTALS 1,716 1,306 187,897

MARKET ADJUSTMENTS

TYPMDLEFF. AREATOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYBEYB ECON FNCT NORM % COND
0900 01 1,306 132.5168 174.92 228,446 1985 1985 0 0 0 17.75 82.25

1 SNGL FAM - 100% - 2022Heated Area: 1104HX Base Yr 2022

FGR 1993

PTO 1993

BAS 1993

FOP 1993

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/06/2025MLU

EXTRA FEATURES

L N 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 0 0 344.00 SF 6.50 6.50 100 1985 1985 3 44 984

2 0810 CONCRETE A 0 100 19 3 57.00 SF 6.50 6.50 100 1985 1985 3 44 163

TOTAL OB/XF1,147

LAND DESCRIPTION

L N USE CODE CLS LAND USE DESCRIPTION CAP RD LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE DT DPHT 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD
Tax Group: 8Tax Dist:
BUILDING MARKET VALUE187,897
TOTAL MARKET OB/XF VALUE1,147
TOTAL LAND VALUE - MARKET200,000
TOTAL MARKET VALUE389,044
SOH/AGL Deduction90,522
ASSESSED VALUE298,522
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE247,800
TOTAL JUST VALUE389,044
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE329,856

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / IRSN CD SALE PRICE
2339/04252/13/2020QC U I I11100
GRANTOR: BLACK CHERYL L
GRANTEE: ALLEN CHRISTINA B
0775/139310/31/1996WD Q I I0141,000
GRANTOR: JACKSON JAMES E
GRANTEE: BLACK CHERYL L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N12 W20 S12 E20 \$ W22
FGR=[YR=1993] W12 S26 E12 N26 \$ S26 E4 FOP=[YR=1993] S4 E15
N4 W15 \$ E15 D2 R2 E4 U2 R2 E15 N26 \$.