LOT 54
IN OR 562/1286
ISLAND GROVE PHASE 2 PB 5/49

HUMIR INC
3106-B SOUTH FLETCHER AVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0054-0000

BUILDING CHARACTERISTICS

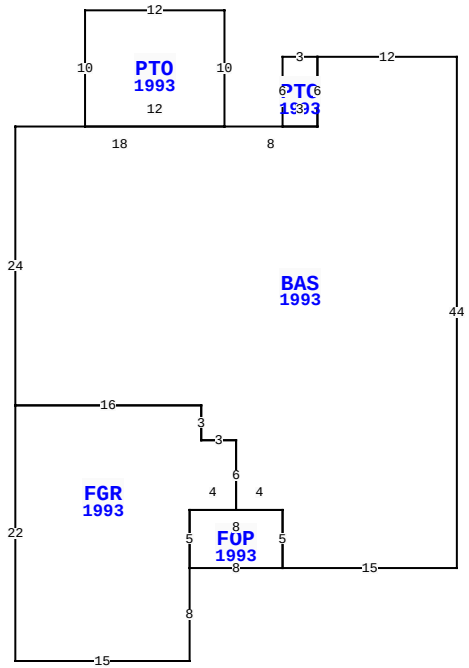
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,239	100	1993	1,239	173,988
FGR	357	55	1993	196	27,523
FOP	40	30	1993	12	1,685
PTO	18	5	1993	1	141
PTO	120	5	1993	6	842
TOTALS	1,774			1,454	204,181

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,454	128.5608	169.70	246,744	1985	1985	0	0	0	17.25	82.75

1 SNGL FAM – 0% - 0 Heated Area: 1239 HX Base Yr



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

2139 SAPELO CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	204,181
TOTAL MARKET OB/XF VALUE	1,473
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	405,654
SOH/AGL Deduction	109,437
ASSESSED VALUE	296,217
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	296,217
TOTAL JUST VALUE	405,654
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	345,557

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0562/1286	2/09/1989	WD	Q	I		62,000
GRANTOR: SMART KATHLEEN JO						
GRANTEE: HUMIR INC						
0441/0407	12/01/1984	WD	Q	I		53,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 PTO=[YR=1993] W3 S6 E3 N6 $ S6 W8 PTO=[YR=1993] N10 W12 S10 E12 $ W18 S24 FGR=[YR=1993] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 $ N5 E4 N6 W3 N3 W16 $ E16 S3 E3 S6 E4 S5 E15 N44 $.

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	0811	CONCRETE B	0	0	56	9	504.00	SF	5.20	5.20	100	1985	1985	3	44	1,153	
2	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	100	1985	1985	3	44	320	

LAND DESCRIPTION

TOTAL OB/XF 1,473

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	0		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