LOT 55
ISLAND GROVE PHASE 2 PB 5/49

GASS MICHAEL W
2129 SAPELO CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0055-0000

BUILDING CHARACTERISTICS

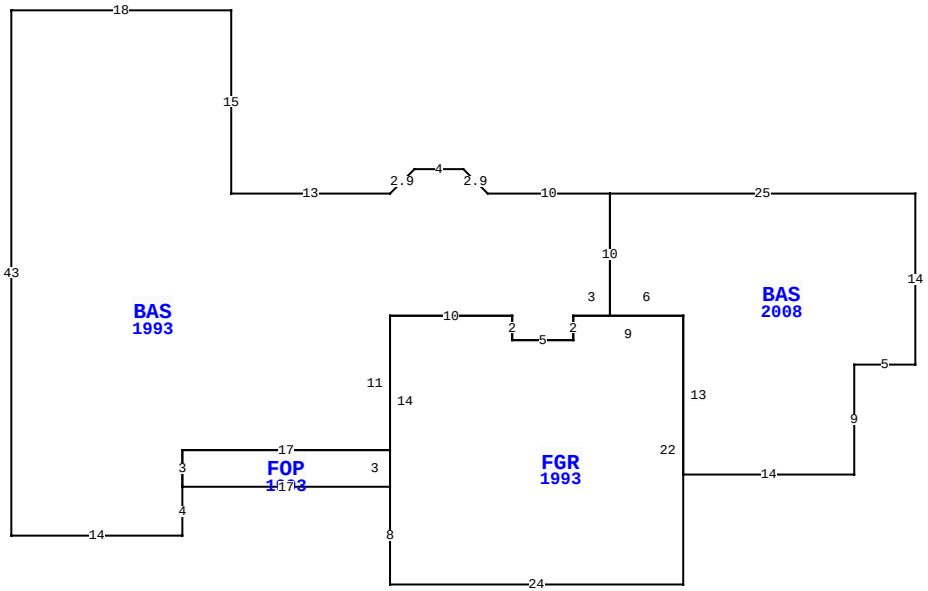
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	1,221	100	1993	1,221	192,988
BAS	452	100	2008	452	71,442
FGR	518	55	1993	285	45,047
FOP	51	30	1993	15	2,371
TOTALS	2,242			1,973	311,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,973	135.5781	178.96	353,088	1985	2000	0	0	0	11.68	88.32

1 SNGL FAM – 100% - 2019 Heated Area: 1673 HX Base Yr 2019



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

2129 SAPELO CT, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		311,847
TOTAL MARKET OB/XF VALUE		4,451
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		516,298
SOH/AGL Deduction		269,423
ASSESSED VALUE		246,875
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		196,153
TOTAL JUST VALUE		516,298
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		451,612

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25219	REMODEL	3,793	10/01/2011
P11707	OTHER	0	11/01/2006
B18743	ADDITION	28,908	10/01/2006
R09839	REPAIR/RRF	1,050	10/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2512/0462	10/15/2021	QC	U	I	11	124,200
GRANTOR: GASS ALLIE						
GRANTEE: GASS MICHAEL W						
2192/1389	4/24/2018	WD	Q	I	01	258,000
GRANTOR: STANFIELD LINDSAY C						
GRANTEE: GASS MICHAEL W & AL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W25 BAS=[YR=1993] W10 U2 L2 W4 L2 D2 W13N15W18 S43E14 N4 FOP=[YR=1993] E17 FGR=[YR=1993] S8E24N22 W9S2W5N2W10S14$ N3W17S3$ N3E17 N11E10S2E5N2E3N10$ S10E6S13E14 N9E5N14$.

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	24	3	72.00	SF	6.50	6.50	100	1985	1985	3	44	206	
2	0810	CONCRETE A	0	100	43	17	731.00	SF	6.50	6.50	100	1985	1985	3	44	2,091	
3	1242	WD DECK A	0	100	0	0	504.00	SF	10.00	10.00	100	1996	1996	3	20	1,008	
4	0820	WOOD WALK	0	100	21	4	84.00	SF	11.75	11.75	100	1994	1994	3	40	395	
5	0810	CONCRETE A	0	100	17	10	170.00	SF	6.50	6.50	100	1995	1995	3	68	751	

LAND DESCRIPTION

TOTAL OB/XF 4,451

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	0006	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