LOT 56
ISLAND GROVE PHASE 2 PB 5/59

SIGMUND GARY R
2117 SAPELO COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0056-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

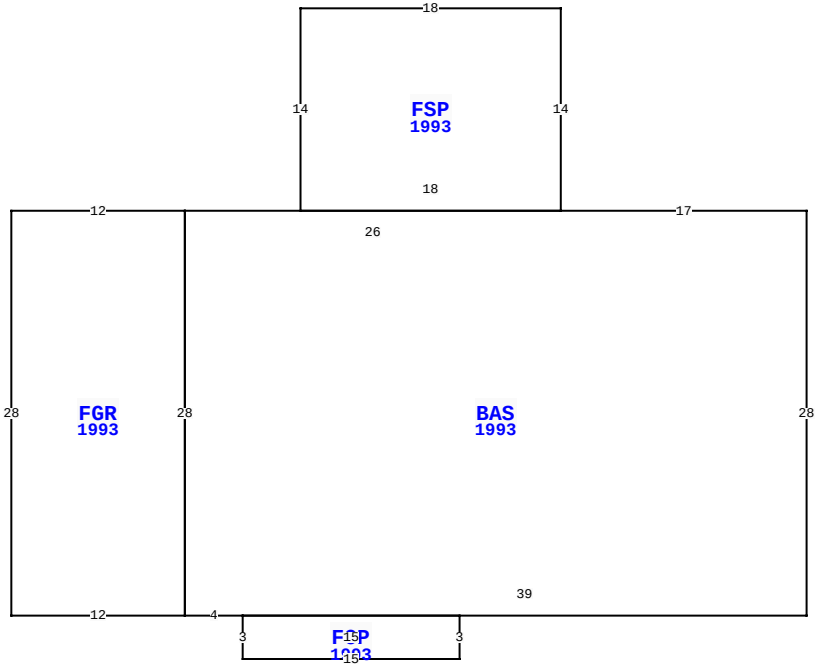
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,204	100	1993	1,204	192,817
FGR	336	55	1993	185	29,627
FOP	45	30	1993	14	2,242
FSP	252	40	1993	101	16,174
TOTALS	1,837			1,504	240,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,504	137.4756	181.47	272,931	1985	2000	0	0	0	11.75	88.25

1 SNGL FAM – 100% - 2025 Heated Area: 1204 HX Base Yr 2025



2117 SAPELO CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		240,862
TOTAL MARKET OB/XF VALUE		5,417
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		446,279
SOH/AGL Deduction		0
ASSESSED VALUE		446,279
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		390,557
TOTAL JUST VALUE		446,279
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		384,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M972455	H/AC	0	06/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2709/463	4/30/2024	WD	Q	I	01	481,000
GRANTOR: JOHNSON CHARLIE M & A						
GRANTEE: SIGMUND GARY R						
1996/1678	8/10/2015	WD	Q	I	01	215,000
GRANTOR: MOEN THOMAS G & SARAH						
GRANTEE: JOHNSON CHARLIE M &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 FSP=[YR=1993] N14 W18 S14 E18 $ W26
FGR=[YR=1993] W12 S28 E12 N28$ S28 E4 FOP=[YR=1993] S3 E15 N3 W15$ E39 N28$.

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	57	16	912.00	SF	6.50	6.50	100	2006	2006	3	86	5,098	
2	0810	CONCRETE A	0	100	3	19	57.00	SF	6.50	6.50	100	2006	2006	3	86	319	

LAND DESCRIPTION

TOTAL OB/XF 5,417

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-	2105.00	109.00	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