LOT 57
ISLAND GROVE PHASE 1 PB 5/44

SULLENGER BILLY & JOAN L/E/
2107 SAPELO COURT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0057-0000

NASSAU COUNTY PROPERTY

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

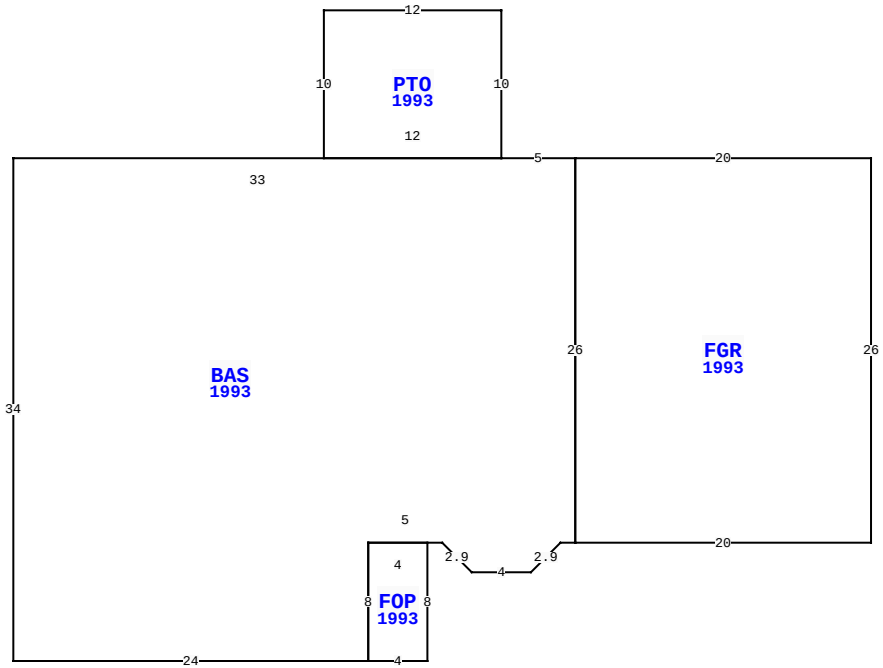
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1993	1,192	167,103
FGR	520	55	1993	286	40,093
FOP	32	30	1993	10	1,402
PTO	120	5	1993	6	841
TOTALS	1,864			1,494	209,439

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,494	128.3400	169.41	253,099	1985	1985	0	0	0	17.25	82.75

1 SNGL FAM – 100% - 1986 Heated Area: 1192 HX Base Yr 1986



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

2107 SAPELO CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		209,439
TOTAL MARKET OB/XF VALUE		1,516
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		410,955
SOH/AGL Deduction		316,982
ASSESSED VALUE		93,973
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		43,251
TOTAL JUST VALUE		410,955
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,533

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2306/1554	8/06/2019	LE	U	I	11	100
GRANTOR: SULLENGER BILLY & JOA						
GRANTEE: WARD AMY & CARRIE S						
0457/0724	6/01/1985	WD	Q	I		55,200
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W20 BAS=[YR=1993] W5 PTO=[YR=1993] N10 W12 S10 E12 $ W33 S34 E24 FOP=[YR=1993] E4 N8 W4 S8 $ N8 E5 D2 R2 E4 U2 R2 E1 N26 $ S26 E20 N26 $.

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	12	16	192.00	SF	6.50	6.50	100	1985	1985	3	44	549	
2	0811	CONCRETE B	0	100	15	3	45.00	SF	5.20	5.20	100	1985	1985	3	44	103	
3	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1998	1998	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 1,516

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-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