LOT 69
IN OR 2192/1480
ISLAND GROVE PHASE 1 PB 5/44

HOLUB-WILLIAMS REBECCA
2111 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0069-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

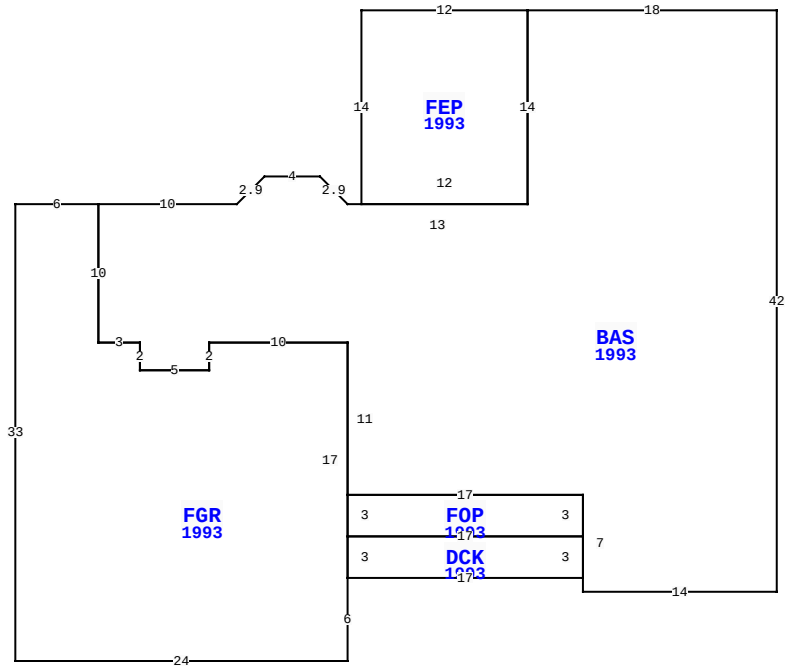
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,203	100	1993	1,203	181,570
DCK	51	10	1993	5	755
FEP	168	80	1993	134	20,225
FGR	602	55	1993	331	49,958
FOP	51	30	1993	15	2,264
TOTALS	2,075			1,688	254,772

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,688	126.0400	166.37	280,833	1985	2005	0	0	0	9.28	90.72

1 SNGL FAM – 100% - 2019 Heated Area: 1203 HX Base Yr 2019



2111 SEA ISLAND 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		254,772
TOTAL MARKET OB/XF VALUE		3,609
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		458,381
SOH/AGL Deduction		228,650
ASSESSED VALUE		229,731
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		179,009
TOTAL JUST VALUE		458,381
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		397,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22689	REMODEL	5,000	07/01/2009
2654	NEW CONSTR	30,417	12/04/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2192/1480	4/26/2018	WD	Q	I	01	279,000
GRANTOR: MCENTYRE BENJAMIN ASH						
GRANTEE: HOLUB-WILLIAMS REBE						
1929/1197	7/24/2014	WD	Q	I	01	165,000
GRANTOR: SHELBERG KAREN L						
GRANTEE: MCENTYRE BENJAMIN A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FEP=[YR=1993] W12 S14 E12 N14 $S14 W13 U2 L2 W4 L2 D2 W10FGR=[YR=1993] W6 S33 E24 N6 DCK=[YR=1993] E17 N3 FOP=[YR=1993] N3 W17 S3 E17 $W17 S3 $ N17 W10 S2 W5 N2 W3 N10 $ S10 E3 S2 E5 N2 E10 S11 E17 S7 E14 N42 $.

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	74	16	1,184.00	SF	6.50	6.50	100	1985	1985	3	44	3,386	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1985	1985	3	44	223	

LAND DESCRIPTION

TOTAL OB/XF 3,609

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