LOT 18
IN OR 1886/1680
ISLAND BLUFF SUB PB 5/92

WILLIAMS JAMES T II & SHELBY B
2622 COUNTESS OF EGMONT ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

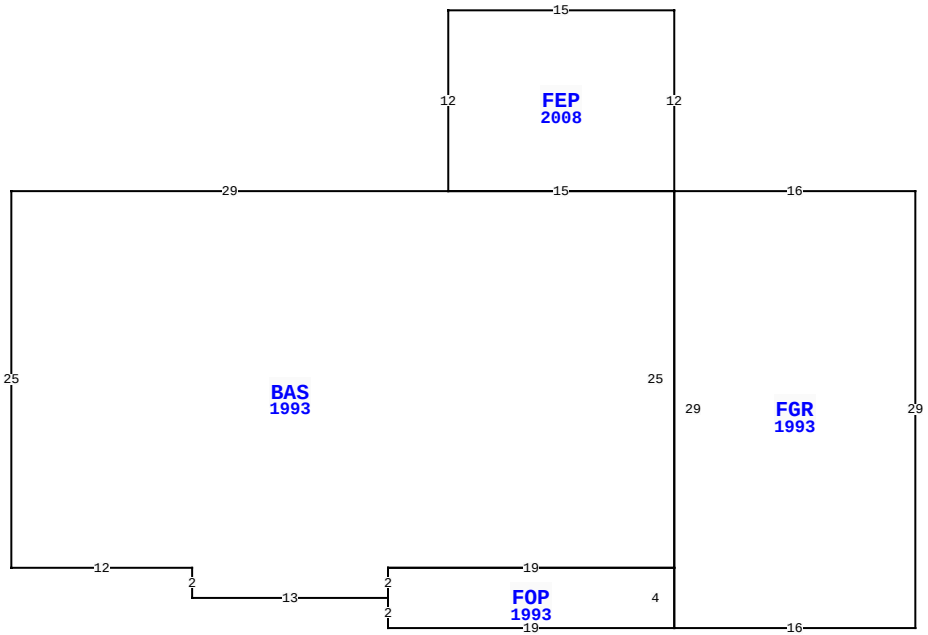
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,126	100	1993	1,126	164,321
FEP	180	80	2008	144	21,014
FGR	464	55	1993	255	37,213
FOP	76	30	1993	23	3,357
TOTALS	1,846			1,548	225,905

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,548	131.6106	173.73	268,934	1986	1990	0	0	0	16.00	84.00

1 SNGL FAM – 0% - 0 Heated Area: 1126 HX Base Yr



1738 PHEASANT LN, 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	225,905
TOTAL MARKET OB/XF VALUE	5,008
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	430,913
SOH/AGL Deduction	110,419
ASSESSED VALUE	320,494
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	320,494
TOTAL JUST VALUE	430,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	369,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E25158	ELEC OTHER	0	06/01/2012
B26169	REMODEL	7,000	06/01/2012
B20588	REMODEL	824	09/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1886/1680	10/24/2013	WD	Q	I	02	183,000
GRANTOR: VAN DONSEL KAREN L						
GRANTEE: WILLIAMS JAMES T II						
1710/1394	11/18/2010	QC	U	I	11	100
GRANTOR: VAN DONSEL KAREN L						
GRANTEE: VAN DONSEL JONETHAN						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W16 FEP=[YR=2008] N12 W15 S12 BAS=[YR=1993] W29 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 W15$ E15$S29 E16 N29 $.

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	0	16	10	160.00	SF	6.50	6.50	100	1986	1986	3	47	489	
2	0811	CONCRETE B	0	0	25	3	75.00	SF	5.20	5.20	100	1986	1986	3	47	183	
3	0811	CONCRETE B	0	0	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	47	293	
4	0810	CONCRETE A	0	0	0	0	343.00	SF	6.50	6.50	100	1995	1995	3	68	1,516	
5	0469	VF LATTIC	0	0	0	0	180.00	SF	5.50	5.50	100	2008	2008	3	72	713	
6	0475	VF 4 SBPL	0	0	0	0	180.00	LF	14.00	14.00	100	2008	2008	3	72	1,814	

LAND DESCRIPTION

TOTAL OB/XF 5,008

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