

LOT 29
OR 613/605 & OR 693/1028
ISLAND BLUFF SUB PB 5/92

BERGERON ANTHONY J & KIM
2134 EGRET LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0029-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	12	CEDAR 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	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
BAS	1,408	100
FGR	440	55
FOP	36	30
PTO	224	5
TOTALS	2,108	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	1993	1,408	192,697
FGR	440	55	1993	242	33,120
FOP	36	30	1993	11	1,505
PTO	224	5	1993	11	1,505
TOTALS	2,108			1,672	228,827

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	35	3			6.50
2	0810	CONCRETE A	0	100	65	16			6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0900	01	1,672	124.8900	164.85	275,629	1986	1986	0	0
1 SNGL FAM - 100% - 2021									
Heated Area: 1408									
HX Base Yr 2021									
2134 EGRET LN, FERNANDINA BEACH									
BLD DATE									
XF DATE									
INC DATE									
LGL DATE									
LAND DATE									
AG DATE									
05/06/2025 MLU									

L N	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	35	3			6.50	100	1986	1986	3	47	321	
2	0810	CONCRETE A	0	100	65	16			6.50	100	1986	1986	3	47	3,177	

TOTAL OB/XF										3,498									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										8									
VALUATION BY										STANDARD									
Tax Group: 8										Tax Dist:									
BUILDING MARKET VALUE										228,827									
TOTAL MARKET OB/XF VALUE										3,498									
TOTAL LAND VALUE - MARKET										200,000									
TOTAL MARKET VALUE										432,325									
SOH/AGL Deduction										175,354									
ASSESSED VALUE										256,971									
TOTAL EXEMPTION VALUE										HX HB 50,722									
BASE TAXABLE VALUE										206,249									
TOTAL JUST VALUE										432,325									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										371,110									

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0693/1028	12/06/1993	QC	Q	I	01	28,500			
GRANTOR: BERGERON ANTHONY									
GRANTEE: BERGERON ANTHONY &									
0613/0605	12/04/1990	WD	Q	I		65,000			
GRANTOR: JOHNSON WM & ALMA									
GRANTEE: BERGERON ANTHONY J									

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993;ORIG=-28,0] W18 S36 E13 N6 E6 S6 E5 E22 U2R2 N4									
U2L2 N20 W28 N8 \$									
FGR=[YR=1993;ORIG=-22,36] S20 E22 N20 W22 \$									
PTO=[YR=1993;ORIG=0,0] W28 S8 E28 N8 \$									
FOP=[YR=1993;ORIG=-33,36] E6 N6 W6 S6 \$									