

LOT 44
IN OR 1973/1988
ISLAND BLUFF SUB PB 5/92

POWELL TERRELL JAMES
2116 EGRET LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0044-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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
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NEIGHBORHOOD/LOC	2009.00
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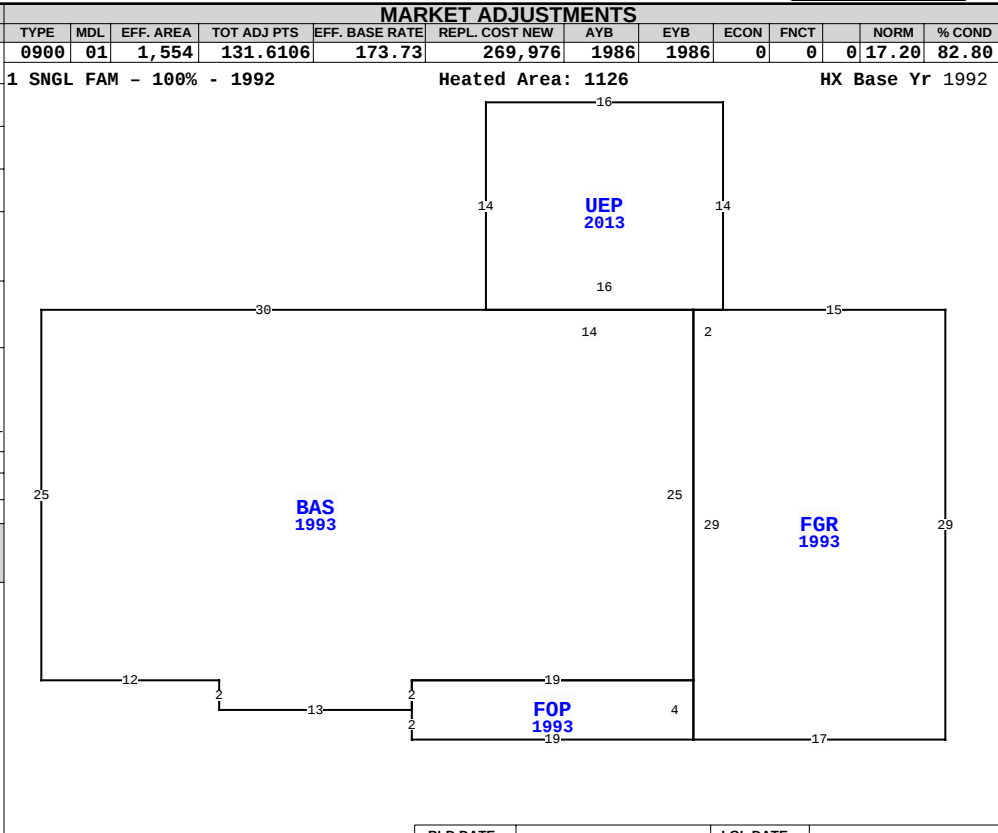
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	161,973
FGR	493	55	1993	271	38,983
FOP	76	30	1993	23	3,309
UEP	224	60	2013	134	19,276
TOTALS	1,919			1,554	223,540

EXTRA FEATURES	
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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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	
2	0811	CONCRETE B	0	100	26	3	78.00	SF	5.20	5.20	100	1986	1986	3	47	191	
3	0811	CONCRETE B	0	100	51	10	510.00	SF	5.20	5.20	100	1986	1986	3	47	1,246	
4	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	47	293	
5	0810	CONCRETE A	0	100	13	3	39.00	SF	6.50	6.50	100	1993	1993	3	64	162	

LAND DESCRIPTION			TOTAL OB/XF 3,922														
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
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
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2116 EGRET LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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Market:	0	Agricultural:	0	Common:	200,000
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	8
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE				223,540	
TOTAL MARKET OB/XF VALUE				3,922	
TOTAL LAND VALUE - MARKET				200,000	
TOTAL MARKET VALUE				427,462	
SOH/AGL Deduction				327,803	
ASSESSED VALUE				99,659	
TOTAL EXEMPTION VALUE		HX HB WX		55,722	
BASE TAXABLE VALUE				43,937	
TOTAL JUST VALUE				427,462	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				366,534	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1973/1988	4/15/2015	QC	U	I	11	100	
GRANTOR: POWELL ELIZABETH JEAN							
GRANTEE: POWELL TERRELL JAME							
0627/0654	5/30/1991	WD	Q	I		65,000	
GRANTOR: LAIRD JOHN & ANN D							
GRANTEE: POWELL JAMES JR & E							

BUILDING NOTES							
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BUILDING DIMENSIONS							
FGR=[YR=1993] W15 UEP=[YR=2013] N14 W16 S14 BAS=[YR=1993] W30 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 W14 \$ E16\$ W2 S29 E17 N29 \$.							