LOT 45
ISLAND BLUFF SUB PB 5/92

RANDLE MATTHEW ROBERT & JENNIFER ELIZABETH
2112 EGRET LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0045-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

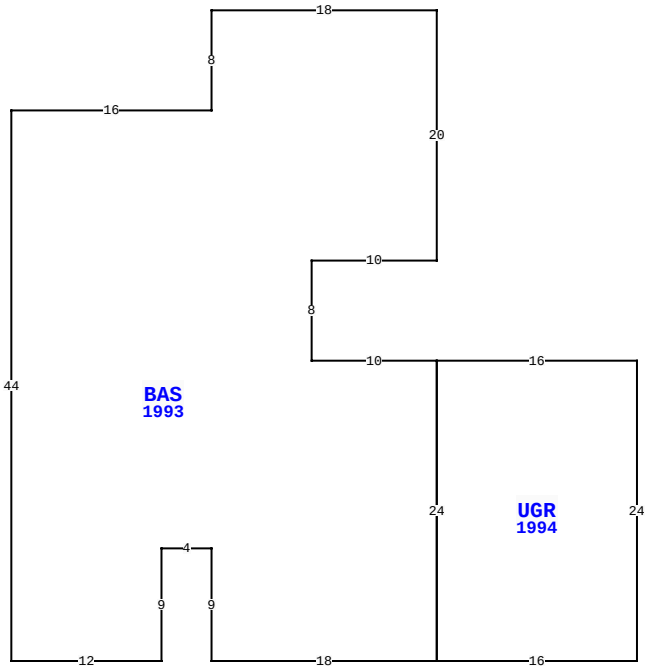
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,524	100	1993	1,524	216,049
UGR	384	45	1994	173	24,525
TOTALS	1,908			1,697	240,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,697	130.0650	171.69	291,358	1986	1986	0	0	0	17.43	82.57

1 SNGL FAM – 100% - 2020 Heated Area: 1524 HX Base Yr 2020



2112 EGRET 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		240,574
TOTAL MARKET OB/XF VALUE		8,099
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		448,673
SOH/AGL Deduction		193,299
ASSESSED VALUE		255,374
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,652
TOTAL JUST VALUE		448,673
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		387,090

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1326948	REPLACE 8 WINDOWS	3,349	03/01/2013
B21549	REMODEL	1,414	06/01/2008
M00-4525	H/AC	2,500	08/01/2000
M99-3976	H/AC	0	10/16/1999
0522	GARAGE	6,528	09/01/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2297/0807	8/09/2019	WD	Q	I	01	300,000
GRANTOR: MATTHEWS KIM E & ROBE						
GRANTEE: RANDLE MATTHEW ROBE						
2171/0249	1/16/2018	WD	Q	I	01	266,000
GRANTOR: JUBIN PHILLIPPE & MAR						
GRANTEE: MATTHEWS KIM E & RO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S8 W16 S44 E12 N9 E4 S9 E18 UGR=[YR=1994] E16 N24 W16 S24$ N24 W10 N8 E10 N20$.

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	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	0810	CONCRETE A	0	100	3	51	153.00	SF	6.50	6.50	100	1986	1986	3	47	467	
3	0810	CONCRETE A	0	100	0	0	450.00	SF	4.88	4.88	100	1986	1986	3	47	1,031	
4	0810	CONCRETE A	0	100	21	3	63.00	SF	6.50	6.50	100	1994	1994	3	66	270	
5	0810	CONCRETE A	0	100	51	9	459.00	SF	6.50	6.50	100	1994	1994	3	66	1,969	
6	0820	WOOD WALK	0	100	43	3	129.00	SF	11.75	11.75	100	1994	1994	3	40	606	
7	0810	CONCRETE A	0	100	15	20	300.00	SF	6.50	6.50	100	1986	1986	3	47	917	
8	1243	WD DECK F	0	100	8	8	64.00	SF	8.00	8.00	100	1986	1986	3	20	102	
9	1243	WD DECK F	0	100	16	16	256.00	SF	8.00	8.00	100	1986	1986	3	20	410	
10	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	1994	1994	3	20	160	

TOTAL OB/XF 7,962

LAND DESCRIPTION

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

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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0810	CONCRETE A	0	100	4	9	36.00	SF	6.50	6.50	100	1986	1986	3	47	110	
12	1076	TRELLIS A	0	100	4	9	36.00	SF	3.75	3.75	100	1986	1986	3	20	27	

LAND DESCRIPTION

TOTAL OB/XF 137

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

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