

STANG DOUGLAS M & SHARON S
2108 EGRET LANE
FERNANDINA BEACH, FL 32034

00-00-30-031B-0046-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

0900011,603126.6840167.22268,05419862015004.0096.00

Exterior Wall
Roof Structur
Roof Cover
Interior Wall
Interior Floo
Interior Floo
Air Condition
Heating Type
Bedrooms
Bathrooms
Frame
Stories
Units
BUD8 Adjustme
Occupancy

0503120514080304310021.0100050500AVERAGE 100
GABLE/HIP 100
MODULAR MT 100
DRYWALL 100
CARPET 80
SHT VINYL 20
CENTRAL 100
AIR DUCTED 100
3 100
2 100
WOOD FRAME 100
1. 1. 100
0 100
DIST 1A 100
NONE 100

Quality
DOR CODE
MAP NUM
NEIGHBORHOOD/LOC

060100

MKT AREA
2009.00

AREA TYPE
TOTAL GROSS AREA
PCT OF BASE
YEAR
TOT ADJ AREA
SUBAREA MARKET VALUE

BAS1,17210019931,172188,143
FOP76301993233,692
SFB51080201040865,497

TOTALS

1,758
1,603257,332

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTS
EFF. BASE RATE
REPL. COST NEW
AYBEYB
ECONFNCTNORM% COND

0900011,603126.6840167.22268,05419862015004.0096.00

1 SNGL FAM - 100% - 2022

Heated Area: 1580

HX Base Yr 2022

26263030

11214219417

BAS1993
FOP1993
SFB2010

EXTRA FEATURES

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

10810CONCRETE A01002610260.00SF3.253.2510019861986347397
20811CONCRETE B010024372.00SF5.205.2010019861986347176
30811CONCRETE B01001210120.00SF5.205.2010019861986347293
40810CONCRETE A01000220.00SF6.506.5010019901990357815

LAND DESCRIPTION

L N
USE CODE
CLS
LAND USE DESCRIPTION
CAP
R D
LOC ZONE
FRONT
DEPTH
TOT LND UTS
UNIT TYPE
D T
DPHT FACT
% COND
TOT ADJ
UNIT PRICE
ADJ UNIT PRICE
LAND VALUE
OTHER ADJUSTMENTS AND NOTES
YEAR
DENSITY
DECL
FRZ
YR
CONSRV

1000100CRES100RSF-20.000.001.00LT1.001.001.00200,000.00200,000.00200,000

REVIEW DATE

01/31/2024BYKBA

Total Acres: 0.00Total Land Value: 200,000Market: 0Agricultural: 0Common: 200,000

PRINTED 07/30/2025 BY SYS

NASSAU COUNTY PROPERTY

PAGE 1 of 18

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE257,332
TOTAL MARKET OB/XF VALUE1,681
TOTAL LAND VALUE - MARKET200,000
TOTAL MARKET VALUE459,013
SOH/AGL Deduction92,547
ASSESSED VALUE366,466
TOTAL EXEMPTION VALUEHX HB50,722
BASE TAXABLE VALUE315,744
TOTAL JUST VALUE459,013
NCON VALUE0
INCOME VALUE
PREVIOUS YEAR MKT VALUE396,729

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2380/11837/31/2020WDQI01355,000

GRANTOR: RUSS ORAN & WHITNEY
GRANTEE: STANG DOUGLAS M & S
2148/19629/28/2017WDQI01264,000
GRANTOR: HARRIS ROBERT P & BRI
GRANTEE: RUSS ORAN & WHITNEY

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2010] W17 BAS=[YR=1993] W44 S26 E11 S2 E14
FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N26 \$ S30 E17 N30 \$.