LOT 47
ISLAND BLUFF SUB PB 5/92

DICKSON DAVID ALAN
2104 EGRET LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0047-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

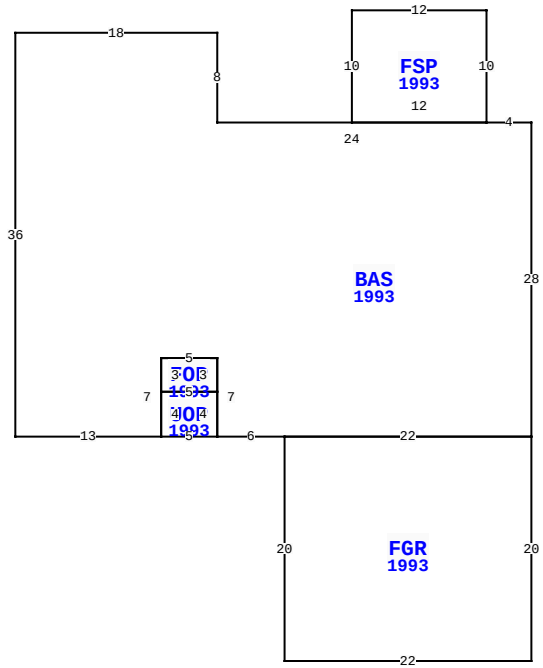
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,397	100	1993	1,397	200,479
FGR	440	55	1993	242	34,729
FOP	15	30	1993	4	574
FSP	120	40	1993	48	6,888
UOP	20	20	1993	4	574
TOTALS	1,992			1,695	243,245

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,695	130.9850	172.90	293,066	1986	1990	0	0	0	17.00	83.00

1 SNGL FAM – 100% - 2024 Heated Area: 1397 HX Base Yr 2024



2104 EGRET LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		243,245
TOTAL MARKET OB/XF VALUE		1,335
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		444,580
SOH/AGL Deduction		50,332
ASSESSED VALUE		394,248
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,526
TOTAL JUST VALUE		444,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		383,137

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4829	ADDITION	870	04/18/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2665/1240	8/16/2023	WD	Q	I	02	538,000
GRANTOR: MCENTYRE BRENDA						
GRANTEE: DICKSON DAVID ALAN						
2098/1493	2/02/2017	WD	Q	I	01	227,500
GRANTOR: REID DENVER B & JOAN						
GRANTEE: MCENTYRE BRENDA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 FSP=[YR=1993] N10 W12 S10 E12$ W24 N8 W18 S36 E13 UOP=[YR=1993] E5 N4 FOP=[YR=1993] N3 W5 S3 E5$ W5 S4$ N7 E5 S7 E6 FGR=[YR=1993] S20 E22 N20 W22$ E22 N28$.

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	100	0	0	368.00	SF	6.50	6.50	100	1986	1986	3	47	1,124	
2	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1986	1986	3	47	211	

LAND DESCRIPTION

TOTAL OB/XF 1,335

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