



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1.5 100
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	1,092	100	1993	1,092	161,029
FGR	520	55	1993	286	42,174
FOP	60	30	1993	18	2,654
UOP	160	20	1993	32	4,719
TOTALS	1,832			1,428	210,575

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,428	132.9952	175.55	250,685	1986	1990	0	0	0 16.00	84.00
1 SNGL FAM - 100% - 2006 Heated Area: 1092 HX Base Yr 2006											
2103 EGRET LN, FERNANDINA BEACH											
BLD DATE						LGL DATE			05/06/2025		
XF DATE						LAND DATE			MLU		
INC DATE						AG DATE					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	30	3	90.00	SF	5.20	5.20	220
2	0811	CONCRETE B	0	100	43	16	688.00	SF	5.20	5.20	1,681
3	0810	CONCRETE A	0	100	12	10	120.00	SF	6.50	6.50	367

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

TOTAL OB/XF											
											2,268

UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
200,000.00	200,000.00	200,000							

NASSAU COUNTY PROPERTY		PAGE 1 of 1	8
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		210,575	
TOTAL MARKET OB/XF VALUE		2,268	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		412,843	
SOH/AGL Deduction		271,664	
ASSESSED VALUE		141,179	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		90,457	
TOTAL JUST VALUE		412,843	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		352,510	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2689/817	1/15/2024	WD U	I	I	11	100	
GRANTOR: FLYNN STEPHANIE B & D							
GRANTEE: FLYNN FAMILY TRUST							
1382/0818	1/18/2006	WD U	I	I	21	182,200	
GRANTOR: AULD LAND SYNE INC							
GRANTEE: FLYNN STEPHANIE B &							

BUILDING NOTES											

BUILDING DIMENSIONS											
FGR=[YR=1993] W20 BAS=[YR=1993] W6 UOP=[YR=1993] N10 W16 S10 E16 \$ W36 S26 E12 FOP=[YR=1993] S4 E15 N4 W15 \$ E30 N26 \$ S26 E20 N26 \$.											