LOT 61
IN OR 2163/614
ISLAND BLUFF SUB PB 5/92

TRAMONTANO SANDRA A
1977 AMELIA OAKS DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0061-0000

BUILDING CHARACTERISTICS

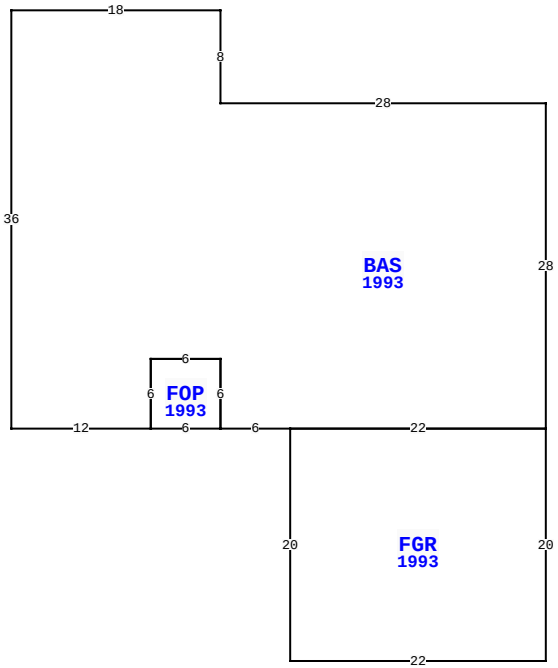
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	16	WD FR STUC 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,396	100	1993	1,396	196,142
FGR	440	55	1993	242	34,002
FOP	36	30	1993	11	1,546
TOTALS	1,872			1,649	231,690

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,649	128.2089	169.24	279,077	1986	1986	0	0	0	16.98	83.02

1 SNGL FAM – 0% - 0 Heated Area: 1396 HX Base Yr



2135 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	231,690
TOTAL MARKET OB/XF VALUE	3,919
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	435,609
SOH/AGL Deduction	117,218
ASSESSED VALUE	318,391
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	318,391
TOTAL JUST VALUE	435,609
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	374,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2163/0614	12/07/2017	WD	Q	I	01	250,000
GRANTOR: RAYMER GARRETT B & MA						
GRANTEE: TRAMONTANO SANDRA A						
0845/1095	8/20/1998	QC	Q	I	01	100
GRANTOR: RAYMER MARY KAY						
GRANTEE: RAYMER GARRETT B &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 N8 W18 S36 E12 FOP=[YR=1993] E6 N6 W6 S6 $ N6 E6 S6 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	0811	CONCRETE B	0	0	34	16	544.00	SF	5.20	5.20	100	1986	1986	3	47	1,330	
2	0810	CONCRETE A	0	0	29	3	87.00	SF	6.50	6.50	100	1986	1986	3	47	266	
3	0811	CONCRETE B	0	0	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	47	293	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	58	2,030	

LAND DESCRIPTION

TOTAL OB/XF 3,919

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	0		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