LOT 62
ISLAND BLUFF SUB PB 5/92

BRYAN RENEE ET AL/WESTMORELAND JANIE
2137 EGRET LN
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0062-0000

BUILDING CHARACTERISTICS

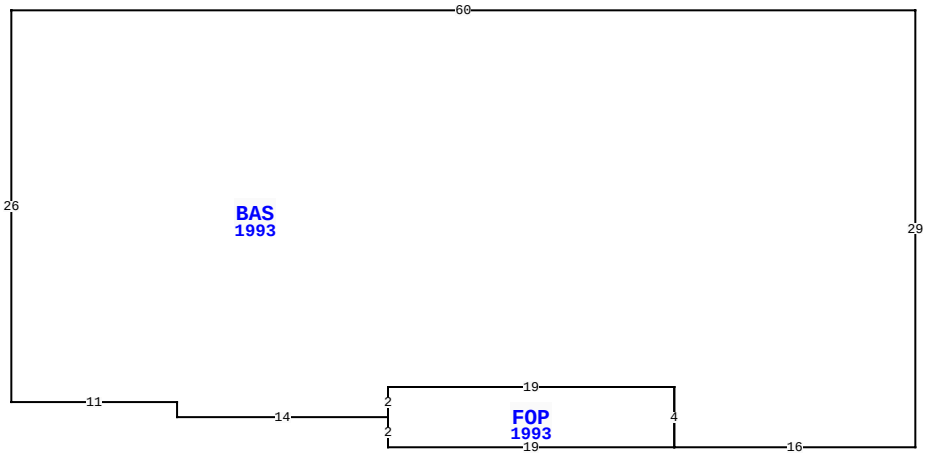
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		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	1,603	100	1993	1,603	227,408
FOP	76	30	1993	23	3,263
TOTALS	1,679			1,626	230,671

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,626	128.3262	169.39	275,428	1986	1990	0	0	0	16.25	83.75

1 SNGL FAM – 100% - 2001 Heated Area: 1603 HX Base Yr 2001



2137 EGRET LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		230,671
TOTAL MARKET OB/XF VALUE		5,686
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		436,357
SOH/AGL Deduction		302,860
ASSESSED VALUE		133,497
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,775
TOTAL JUST VALUE		436,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		375,231

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9602552	REMODEL	1,800	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1159/145	7/28/2003	FJ	U	I	11	0
GRANTOR: BRYAN ALTON J						
GRANTEE: BRYAN RENEE L						
0962/1224	12/19/2000	WD	Q	I		115,000
GRANTOR: LEMMOND RONNIE & DONN						
GRANTEE: WESTMORELAND BUDDY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S26 E11 S1 E14 FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 S4 E16 N29 $.

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	51	10	510.00	SF	6.50	6.50	100	1986	1986	3	47	1,558	
2	0810	CONCRETE A	0	100	26	3	78.00	SF	6.50	6.50	100	1986	1986	3	47	238	
3	0810	CONCRETE A	0	100	10	12	120.00	SF	6.50	6.50	100	1986	1986	3	47	367	
4	0825	BRICK	0	100	11	2	22.00	SF	12.50	12.50	100	1995	1995	3	90	248	
5	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	1986	1986	3	47	49	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	77	2,695	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1995	1995	3	20	384	
8	1076	TRELLIS A	0	100	7	14	98.00	SF	7.50	7.50	100	1995	1995	3	20	147	

LAND DESCRIPTION

TOTAL OB/XF 5,686

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