LOT 63
IN OR 1446/1955
ISLAND BLUFF SUB PB 5/92

SUAREZ RALPH JIM
2139 EGRET LANE
FERNANDINA BEACH, FL 32034

2025

00-00-30-031B-0063-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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

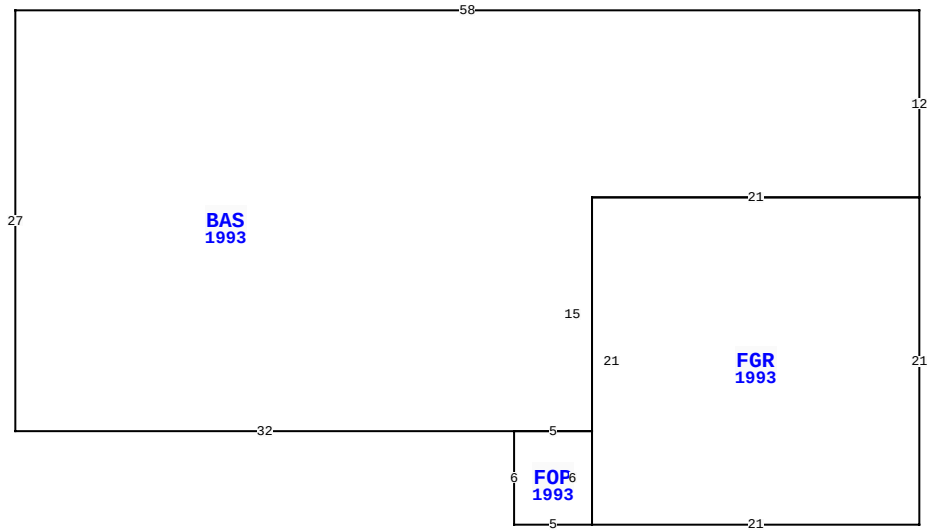
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,251	100	1993	1,251	176,743
FGR	441	55	1993	243	34,331
FOP	30	30	1993	9	1,272
TOTALS	1,722			1,503	212,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,503	129.2646	170.63	256,457	1986	1986	0	0	0	17.20	82.80

1 SNGL FAM – 100% - 1992 Heated Area: 1251 HX Base Yr 1992



2139 EGRET LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		212,346
TOTAL MARKET OB/XF VALUE		1,424
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		413,770
SOH/AGL Deduction		328,721
ASSESSED VALUE		85,049
TOTAL EXEMPTION VALUE	SX HX HB DX	85,049
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		413,770
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		353,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B940249	REPAIR/RRF	1,500	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1446/1955	9/25/2006	WD	Q	I	06	56,900
GRANTOR: SUAREZ RALPH JIM ETAL						
GRANTEE: SUAREZ RALPH JIM						
1411/1952	5/15/2006	QC	U	I	07	100
GRANTOR: SUAREZ RALPH JIM						
GRANTEE: SUAREZ RALPH ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 S27 E32 FOP=[YR=1993] S6 E5 FGR=[YR=1993] E21 N21 W21 S21 $ N6 W5 $ E5 N15 E21 N12 $.

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	100	37	3	111.00	SF	5.20	5.20	100	1986	1986	3	47	271	
2	0811	CONCRETE B	0	100	22	16	352.00	SF	5.20	5.20	100	1986	1986	3	47	860	
3	0811	CONCRETE B	0	100	12	10	120.00	SF	5.20	5.20	100	1986	1986	3	47	293	

LAND DESCRIPTION

TOTAL OB/XF 1,424

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