PT OF SUB LOT 30
IN OR 614/229
E O FRIEND SUB DB Z/165

LESTER REX A & ANGELA D
PO BOX 753
FERNANDINA BEACH, FL 32035

2025

00-00-30-034A-0030-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

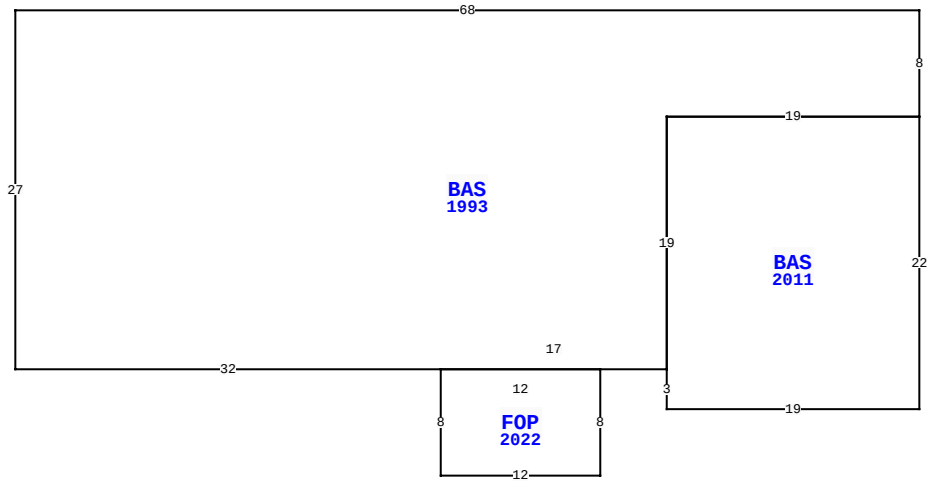
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,475	100	1993	1,475	122,477
BAS	418	100	2011	418	34,709
FOP	96	30	2022	29	2,408
TOTALS	1,989			1,922	159,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,922	112.2100	112.21	215,668	1952	1992	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 1992 Heated Area: 1893 HX Base Yr 1992



2119 RUSSELL RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/29/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		159,594
TOTAL MARKET OB/XF VALUE		15,237
TOTAL LAND VALUE - MARKET		243,750
TOTAL MARKET VALUE		418,581
SOH/AGL Deduction		311,118
ASSESSED VALUE		107,463
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		56,741
TOTAL JUST VALUE		418,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		293,923

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0614/0229	12/12/1990	WD	Q	I		59,900
GRANTOR: METCALF WM & EMILY						
GRANTEE: LESTER REX & ANGELA						
0450/0707	4/01/1985	PR	Q	I		45,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W68 S27 E32 FOP=[YR=2022] S8 E12 N8 W12$ E17
BAS=[YR=2011] S3 E19 N22 W19 S19$ N19 E19 N8$.

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	9	6	54.00	SF	6.50	6.50	100	1980	1980	3	30	105	
2	1242	WD DECK A	0	100	8	16	128.00	SF	10.00	10.00	100	1990	1990	3	20	256	
3	0510	GARAGE WD-	0	100	20	24	480.00	SF	35.00	35.00	100	2004	2004	3	32	5,376	
4	0810	CONCRETE A	0	100	0	0	90.00	SF	6.50	6.50	100	2004	2004	3	83	486	
5	0810	CONCRETE A	0	100	0	0	394.00	SF	6.50	6.50	100	2004	2004	3	83	2,126	
6	0351	CARPORT MT	0	100	35	24	840.00	SF	10.00	10.00	100	2019	2019	3	82	6,888	

LAND DESCRIPTION

TOTAL OB/XF 15,237

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-	2125.00	266.00	125.00	FF		1.00	1.00	1.00	1,950.00	1,950.00	243,750							

REVIEW DATE 12/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 243,750 Market: 0 Agricultural: 0 Common: 243,750 PRINTED 07/30/2025 BY SYS