

LOT 31
IN OR 1825/80
OAK CREST #2 PB5/204

KIERNAN ELIZABETH G L/E/
2043 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0411-0031-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 80			
Exterior Wall	20	FACE BRICK 20			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 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		2 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
DOR CODE	0100	SINGLE FAMILY			
MAP NUM		MKT AREA		02	
NEIGHBORHOOD/LOC	2008.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1993	1,750	229,246
BAS	240	100	2007	240	31,440
FGR	542	55	1993	298	39,037
FOP	202	30	1993	61	7,990
TOTALS	2,734			2,349	307,712

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,349	119.0112	157.09	369,004	1989	1993	0	0	0 16.61	83.39

1 SNGL FAM - 100% - 2017

Heated Area: 1990

HX Base Yr 2017

51 20 12 20 20 12 2.9 5 2.9 3 8 10 14 17 21 31 18 4 9 2 5 2 10 8 22 24

BAS
2007

BAS
1993

FGR
1993

FOP
1993

BLD DATE	05/12/2008	DJ	LGL DATE	
XF DATE			LAND DATE	05/06/2025
INC DATE			AG DATE	MLU

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,223.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	

2043 NEPTUNE CT, FERNANDINA BEACH											
TOTAL OB/XF 5,437											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0812	CONCRETE C	0	100	0	0	1,223.00	SF	4.00	4.00	
3	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	

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

TOTAL OB/XF 5,437											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RG-1	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY											
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VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 8						Tax Dist:					
BUILDING MARKET VALUE						307,712					
TOTAL MARKET OB/XF VALUE						5,437					
TOTAL LAND VALUE - MARKET						200,000					
TOTAL MARKET VALUE						513,149					
SOH/AGL Deduction						241,269					
ASSESSED VALUE						271,880					
TOTAL EXEMPTION VALUE						55,722					
BASE TAXABLE VALUE						216,158					
TOTAL JUST VALUE						513,149					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						448,133					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5777	NEW CONSTR	2,000	03/17/1989
2944	H/AC	2,000	03/14/1989
5563	NEW CONSTR	62,489	03/03/1989

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1825/0080	11/13/2012	FJ	U	I	11	0			
GRANTOR: KIERNAN NOEL EUGENE E									
GRANTEE: KIERNAN ELIZABETH G									
1508/0768	6/26/2007	WD	Q	I		320,000			
GRANTOR: MOSS BRIAN J & KATHLE									
GRANTEE: KIERNAN NOEL									

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W8 BAS=[YR=1993] W3 U2 L2 W5 D2 L2 W12 BAS=[YR=2007] N20 W12 S20 E12 \$ W12 N20 W20 S51 E18 FOP=[YR=1993] S4E24 N8 W10 N2 W5 S2 W9 S4 \$ N4E9 N2 E5 S2 E10 N17 E14 N10 \$ S10 W14 S21 E22 N31 \$.											