

BLOCK 2 LOT 5  
OR 209/371  
EGAN MEADOWS 1 PB 3/45

VOGELSANG GARY J & PAULA  
6 N 14TH PL  
FERNANDINA BEACH, FL 32034

2025

00-00-31-1240-0002-0050



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 05 | AVERAGE 100    |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 3  | 100            |
| Bathrooms                | 1  | 100            |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    | 0  | 100            |
| BUD8 Adjustme            | 02 | DIST FB 100    |
| Occupancy                | 00 | NONE 100       |

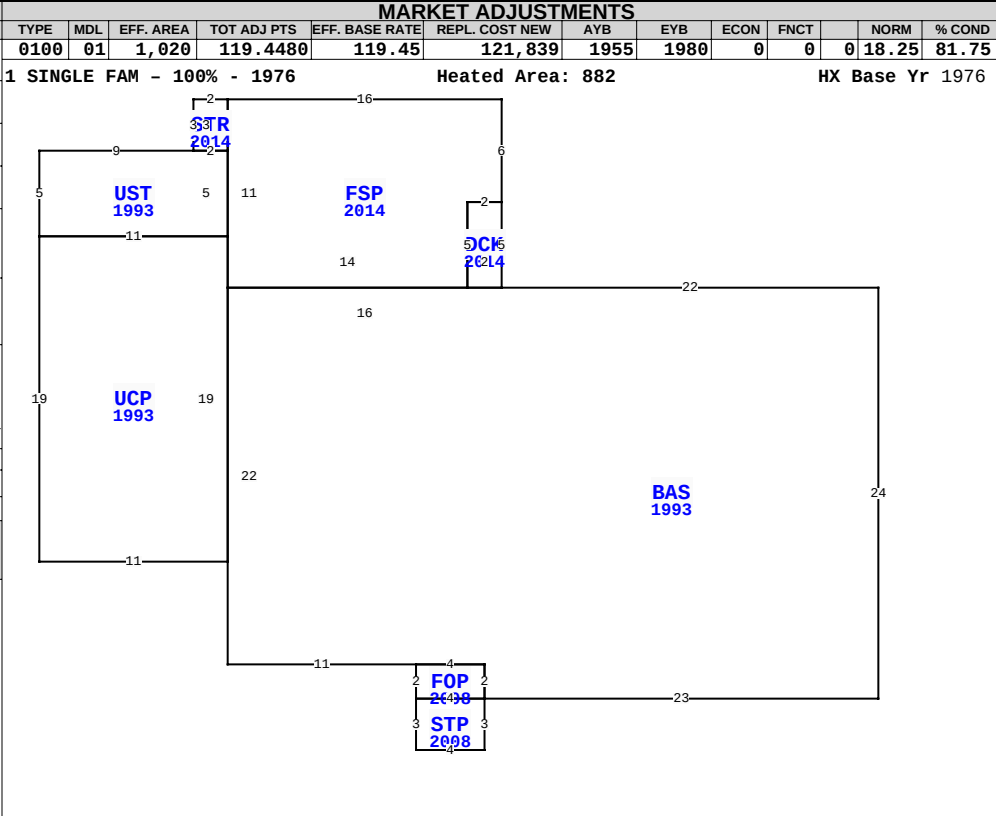
|          |      |                  |
|----------|------|------------------|
| Quality  | 03   | Quality Level 03 |
| DOR CODE | 0100 | SINGLE FAMILY    |

|                  |         |          |    |
|------------------|---------|----------|----|
| MAP NUM          |         | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1007.00 |          |    |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 882              | 100         | 1993 | 882          | 86,128               |
| DCK       | 10               | 10          | 2014 | 1            | 97                   |
| FOP       | 8                | 30          | 2008 | 2            | 195                  |
| FSP       | 166              | 40          | 2014 | 66           | 6,445                |
| STP       | 12               | 10          | 2008 | 1            | 97                   |
| STR       | 6                | 10          | 2014 | 1            | 97                   |
| UCP       | 209              | 20          | 1993 | 42           | 4,101                |
| UST       | 55               | 45          | 1993 | 25           | 2,441                |

|        |       |  |  |       |        |
|--------|-------|--|--|-------|--------|
| TOTALS | 1,348 |  |  | 1,020 | 99,603 |
|--------|-------|--|--|-------|--------|

| EXTRA FEATURES |            |             |         |     |    |       |    |        |                |
|----------------|------------|-------------|---------|-----|----|-------|----|--------|----------------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R  | ADJ UNIT PRICE |
| 1              | 0940       | SHEDS/PORT  | 0       | 100 | 10 | 8     |    | 80.00  | SF 13.20       |
| 2              | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     |    | 436.00 | SF 6.50        |
| 3              | 0940       | SHEDS/PORT  | 0       | 100 | 12 | 10    |    | 120.00 | SF 30.00       |



|          |            |    |           |            |
|----------|------------|----|-----------|------------|
| BLD DATE | 07/21/2014 | KK | LGL DATE  |            |
| XF DATE  |            |    | LAND DATE | 05/08/2025 |
| INC DATE |            |    | AG DATE   | MLU        |

| TOTAL OB/XF |            |             |         |     |    |       |    |        |                | 2,898 |
|-------------|------------|-------------|---------|-----|----|-------|----|--------|----------------|-------|
| L N         | OB/XF CODE | DESCRIPTION | BLD CAP | L   | W  | UNITS | UT | Adj R  | ADJ UNIT PRICE | NOTES |
| 1           | 0940       | SHEDS/PORT  | 0       | 100 | 10 | 8     |    | 80.00  | SF 13.20       | 211   |
| 2           | 0810       | CONCRETE A  | 0       | 100 | 0  | 0     |    | 436.00 | SF 6.50        | 1,247 |
| 3           | 0940       | SHEDS/PORT  | 0       | 100 | 12 | 10    |    | 120.00 | SF 30.00       | 1,440 |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |        |             | TOTAL OB/XF |     |          |        |         |            |                |        |  |  | 2,898 |  |
|------------------|----------|-----|----------------------|-----|------|----------|-------|--------|-------------|-------------|-----|----------|--------|---------|------------|----------------|--------|--|--|-------|--|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH  | TOT LND UTS | UNIT TYPE   | D T | DPH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |  |       |  |
| 1                | 000100   | C   | RES                  | 100 | 0006 | R-1      | 73.00 | 137.00 | 1.00        | LT          |     | 1.00     | 1.00   | 1.00    | 180,000.00 | 180,000.00     | 1      |  |  |       |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |        |  |  |       |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |        |  |  |       |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |        |  |  |       |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |        |  |  |       |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |        |  |  |       |  |
|                  |          |     |                      |     |      |          |       |        |             |             |     |          |        |         |            |                |        |  |  |       |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  | PAGE 1 of 1  |  |  |  |  |  |  |  |  |  | 2       |
|---------------------------|--|--|--|--|--|--|--|--|--|--------------|--|--|--|--|--|--|--|--|--|---------|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  | STANDARD     |  |  |  |  |  |  |  |  |  |         |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | Tax Group: 2 |  |  |  |  |  |  |  |  |  |         |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | Tax Dist:    |  |  |  |  |  |  |  |  |  | 99,603  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 2,898   |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 180,000 |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 282,501 |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 225,383 |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 57,118  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | HX HB        |  |  |  |  |  |  |  |  |  | 32,118  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 25,000  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 282,501 |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 0       |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  |         |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |              |  |  |  |  |  |  |  |  |  | 273,078 |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| 20070478   | REPAIR/RRF  | 3,200 | 03/22/2007 |
| 23550      | REPAIR/RRF  | 2,500 | 01/01/1984 |

| SALES DATA           |           |              |        |        |           |               |  |
|----------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 0209/0371            | 1/01/1975 | WD           | Q      | I      |           | 18,400        |  |
| GRANTOR:             |           |              |        |        |           |               |  |
| GRANTEE:             |           |              |        |        |           |               |  |
| 0098/0823            | 1/01/1970 | TA           | U      | I      |           | 8,700         |  |
| GRANTOR:             |           |              |        |        |           |               |  |
| GRANTEE:             |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

**BUILDING DIMENSIONS**  
BAS=[YR=1993] W22 DCK=[YR=2014] N5 FSP=[YR=2014] N6 W16  
STR=[YR=2014] W2 S3 UST=[YR=1993] W9 S5 UCP=[YR=1993] S19  
E11 N19 W11\$ E11 N5 W2\$ E2 N3\$ S11 E14 N5 E2\$ W2 S5 E2\$ W16  
S22 E11 FOP=[YR=2008] S2 STP=[YR=2008] S3 E4 N3 W4\$ E4 N2  
W4\$ E4 S2 E23 N24\$.