BLOCK 2 LOT 11
EGAN MEADOWS 1 PB 3/45

ROGER KAYLYN
2310 W CLOVELLY N
ST AUGUSTINE, FL 32092

2025

00-00-31-1240-0002-0110

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 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1.5 100
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

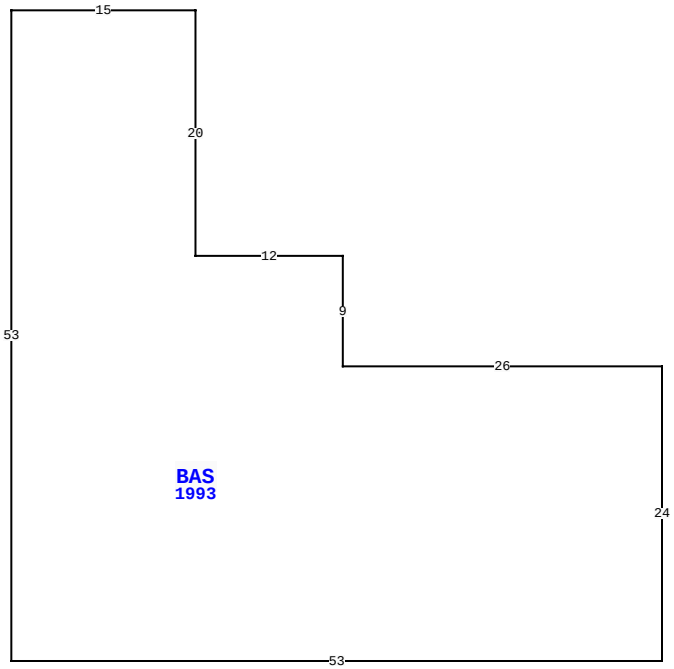
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,815	100	1993	1,815	157,072
TOTALS	1,815			1,815	157,072

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,815	109.2000	109.20	198,198	1956	1970	0	0	0	20.75	79.25

1 SINGLE FAM – 0% - 2025 Heated Area: 1815 HX Base Yr



30 N 14TH PL, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	157,072
TOTAL MARKET OB/XF VALUE	9,981
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	347,053
SOH/AGL Deduction	0
ASSESSED VALUE	347,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	347,053
TOTAL JUST VALUE	347,053
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	334,777

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8009	REMODEL	10,000	11/30/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/649	5/31/2024	QC	U	I	11	100
GRANTOR: LANNON GEORGE LEE						
GRANTEE: ROGER KAYLYN						
2520/1633	12/01/2021	QC	U	I	11	100
GRANTOR: LANNON RUBYE						
GRANTEE: LANNON GEORGE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 N9 W12 N20 W15 S53 E53 N24$.

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	0858	SCULP CONC	0	0	55	15	825.00	SF	13.00	13.00	100	1993	1993	3	88	9,438	
2	1243	WD DECK F	0	0	0	0	80.00	SF	8.00	8.00	100	1993	1993	3	20	128	
3	1243	WD DECK F	0	0	7	15	105.00	SF	8.00	8.00	100	1993	1993	3	20	168	
4	0350	CARPORT WD	0	0	16	9	144.00	SF	8.58	8.58	100	1993	1993	3	20	247	

LAND DESCRIPTION

TOTAL OB/XF 9,981

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	0	0006	R-1	80.00	159.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/30/2025 BY SYS