PT OF LOT 18 (S-1)
IN OR 1988/531
OCEANSIDE SUB PB 4/68

SLAUGHTER LORENA E
2697 ALLAN ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1550-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

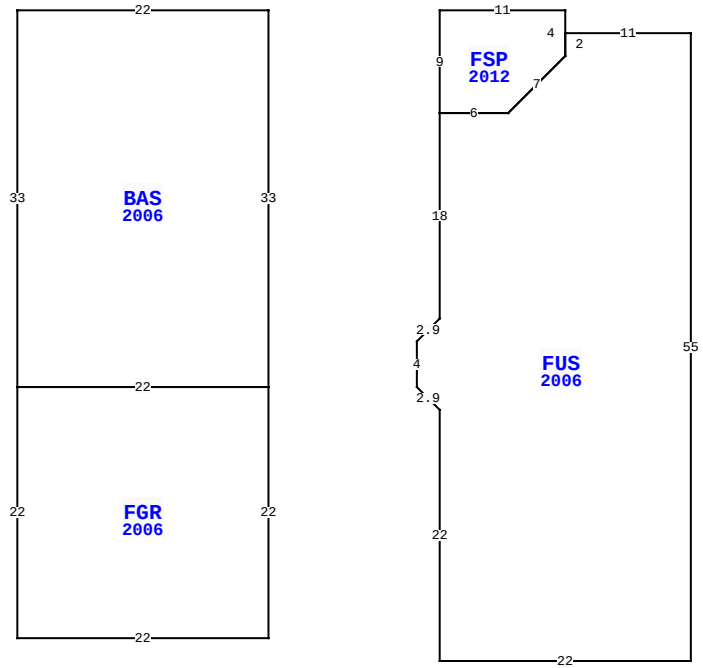
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1039.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	726	100	2006	726	78,315
FGR	484	55	2006	266	28,694
FSP	87	40	2012	35	3,776
FUS	1,158	100	2006	1,158	124,915
TOTALS	2,455			2,185	235,699

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	01	2,185	118.5408	118.54	259,010	2006	2006	0	0	0	9.00	91.00

1 TOWNHOUSE – 100% - 2016 Heated Area: 1884 HX Base Yr 2016



2697 ALLAN ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		235,699
TOTAL MARKET OB/XF VALUE		7,626
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		483,325
SOH/AGL Deduction		216,847
ASSESSED VALUE		266,478
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		215,756
TOTAL JUST VALUE		483,325
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		392,851

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1988/0531	6/16/2015	WD	Q	I	01	299,000
GRANTOR: RANGER SUSAN L						
GRANTEE: SLAUGHTER LORENA E						
1507/1133	6/25/2007	WD	Q	I		310,000
GRANTOR: GERRITY JOSEPH JR						
GRANTEE: RANGER SUSAN L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W22S33FGR=[YR=2006] S22E22 N22W22$E22N33$
PTR=E15 FSP=[YR=2012] S9FUS=[YR=2006] S18 D2 L2 S4 D2 R2
S22E22N55W11S2 D5 L5 W6$E6 U5 R5 N4W11$ W15$.

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	0	0	665.00	SF	5.20	5.20	100	2006	2006	3	86	2,974	
2	0810	CONCRETE A	0	100	0	0	138.00	SF	6.50	6.50	100	2006	2006	3	86	771	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2006	2006	3	89	1,780	
4	0830	FLAGSTONE	0	100	0	0	199.00	SF	12.00	12.00	100	2008	2008	3	88	2,101	

LAND DESCRIPTION

TOTAL OB/XF 7,626

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		R-2	40.00	128.00	1.00	LT		1.00	1.00	0.80	300,000.00	240,000.00	240,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 240,000 Market: 0 Agricultural: 0 Common: 240,000 PRINTED 07/30/2025 BY SYS