LOT 48
EGANS BLUFF #1 PB 5/93

GRIFFITH DEANNA MAUREE & BRIAN EDWIN
3121 EGANS BLUFF RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0048-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

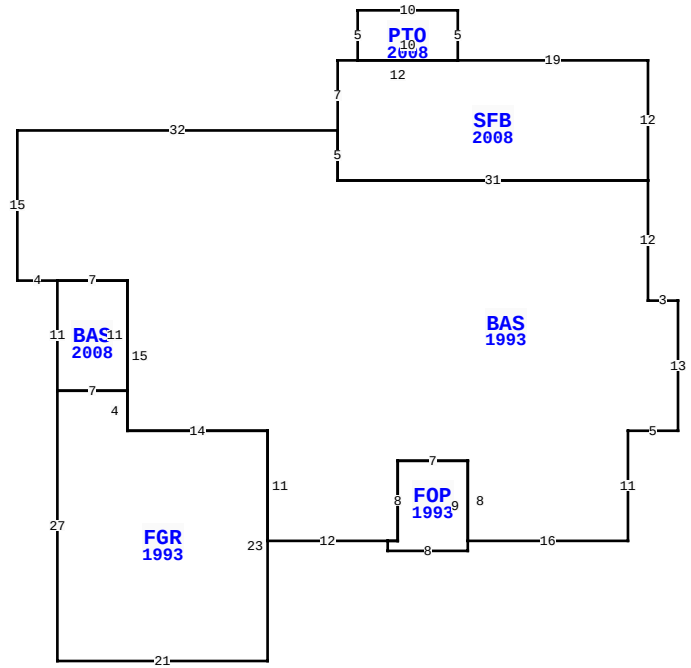
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,949	100	1993	1,949	276,107
BAS	77	100	2008	77	10,908
FGR	511	55	1993	281	39,808
FOP	64	30	1993	19	2,691
PTO	50	5	2008	2	283
SFB	372	80	2008	298	42,217
TOTALS	3,023			2,626	372,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,626	121.3296	168.65	442,875	1986	1993	0	0	0	16.00	84.00

1 SNGL FAM 100% - 2022 Heated Area: 2324 HX Base Yr 2022



3121 EGANS BLUFF RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		372,015
TOTAL MARKET OB/XF VALUE		1,960
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		648,975
SOH/AGL Deduction		98,048
ASSESSED VALUE		550,927
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		499,516
TOTAL JUST VALUE		648,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		636,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B17815	SUNRM	49,500	10/31/2006
3530	N/A	75,660	07/31/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2467/0107	5/28/2021	WD	Q	I	01	595,000
GRANTOR: TURCOTTE ANDREW J & M						
GRANTEE: GRIFFITH DEANNA MAU						
2288/0238	7/08/2019	WD	Q	I	02	450,000
GRANTOR: WIER WILLIAM W & FLOR						
GRANTEE: TURCOTTE ANDREW J &						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2008] W19 PTO=[YR=2008] N5 W10 S5 E10$ W12 S7
BAS=[YR=1993] W32 S15 E4 BAS=[YR=2008] S11 FGR=[YR=1993] S27
E21 N23 W14 N4 W7$ E7 N11 W7$ E7 S15 E14 S11 E12
FOP=[YR=1993] S1 E8 N9 W7 S8 W1$ E1 N8 E7 S8 E16 N11 E5 N13
W3 N12 W31 N5$ S5 E31 N12$.

EXTRA FEATURES

L N	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
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	275,000.00	275,000.00	275,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 275,000 Market: 0 Agricultural: 0 Common: 275,000 PRINTED 07/09/2026 BY SYS