LOT 49
EGAN'S BLUFF # 1 PB 5/93

HILL FAMILY TRUST
3115 EGANS BLUFF RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-021A-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

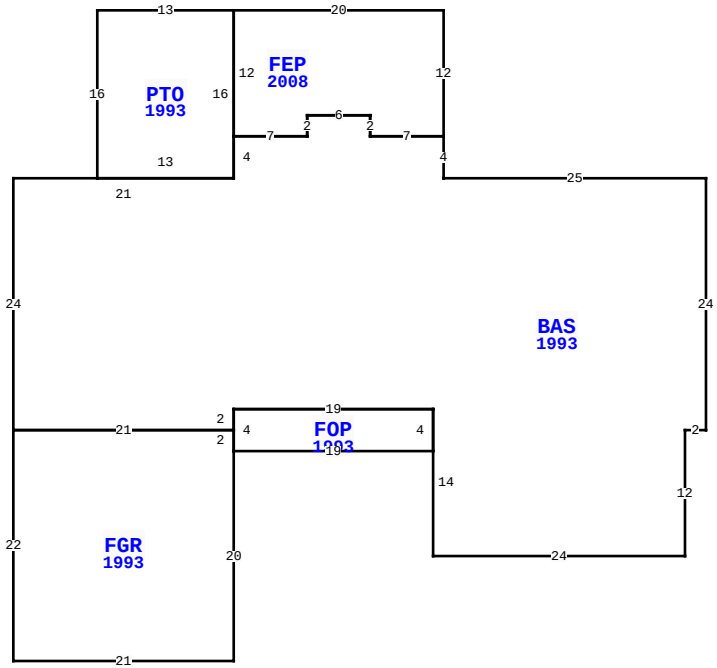
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 50
Exterior Wall	18	CEMENT BRK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,926	100	1993	1,926	274,347
FEP	228	80	2008	182	25,925
FGR	462	55	1993	254	36,180
FOP	76	30	1993	23	3,276
PTO	208	5	1993	10	1,424
TOTALS	2,900			2,395	341,153

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,395	131.1828	182.34	436,704	1986	1990	0	0	0	21.88	78.12

1 SNGL FAM 0% - 2026 Heated Area: 1926 HX Base Yr



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

3115 EGANS BLUFF RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	341,153
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	275,000
TOTAL MARKET VALUE	618,113
SOH/AGL Deduction	0
ASSESSED VALUE	618,113
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	618,113
TOTAL JUST VALUE	618,113
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	606,718

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2433/1239	1/29/2021	WD	U	I	11	100
GRANTOR: HILL DONALD W & ELIZA						
GRANTEE: HILL FAMILY TRUST						
0699/1416	3/04/1994	WD	Q	I		145,000
GRANTOR: HUNTLEY HARLAN & MARJ						
GRANTEE: HILL DONALD & ELIZA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 N4 FEP=[YR=2008] N12 W20 PTO=[YR=1993] W13S16 E13 N16$ S12 E7 N2 E6 S2 E7$ W7 N2 W6 S2 W7 S4 W21 S24 FGR=[YR=1993] S22 E21 N20 FOP=[YR=1993] E19 N4 W19S4$ N2 W21$ E21 N2 E19 S14 E24N12 E2 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	0500	FP-PRE FAB	0	0	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

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		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