LOT 12
EGANS BLUFF #3 PB 5/243

AL-EID HAYDAR MOHALI
2205 ASHLEY CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021C-0012-0000

BUILDING CHARACTERISTICS

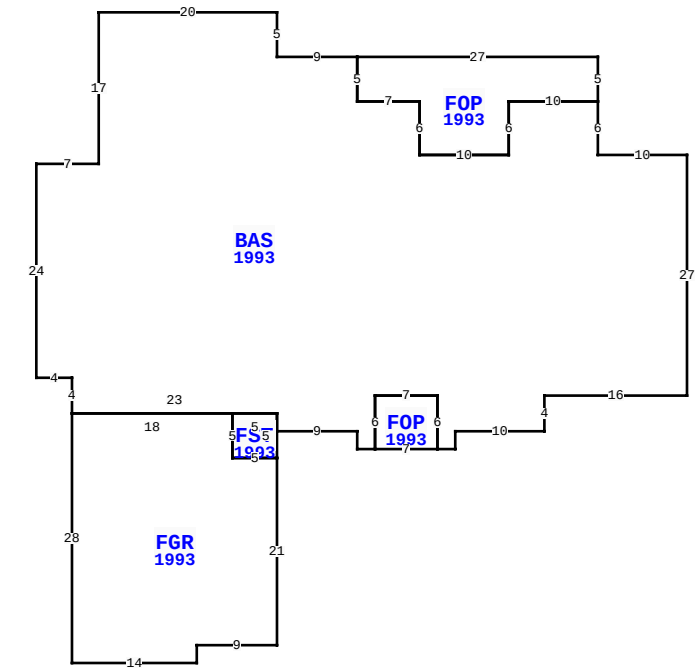
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	08	DECORATIVE 30
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,623	100	1993	2,623	368,190
FGR	601	55	1993	331	46,463
FOP	42	30	1993	13	1,825
FOP	195	30	1993	58	8,141
FST	25	55	1993	14	1,965
TOTALS	3,486			3,039	426,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,039	121.6700	169.12	513,956	1991	1991	0	0	0	17.00	83.00

1 SNGL FAM 100% - 2026 Heated Area: 2623 HX Base Yr 2026



2205 ASHLEY CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		426,583
TOTAL MARKET OB/XF VALUE		47,276
TOTAL LAND VALUE - MARKET		275,000
TOTAL MARKET VALUE		748,859
SOH/AGL Deduction		0
ASSESSED VALUE		748,859
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		692,448
TOTAL JUST VALUE		748,859
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,356

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311033	XFOB	9,500	04/01/2003
7327	NEW CONSTR	89,487	06/19/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2811/1948	8/27/2025	WD	Q	I	01	900,000
GRANTOR: HUBEN JEFFREY P & ASH						
GRANTEE: AL-EID HAYDAR MOHAL						
2431/1365	2/03/2021	PR	U	I	19	529,000
GRANTOR: GURLEY RONALD AS PR F						
GRANTEE: HUBEN JEFFREY P & A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 N6 FOP=[YR=1993] N5 W27 S5 E7 S6 E10 N6 E10$ W10 S6 W10 N6 W7 N5 W9 N5 W20 S17 W7 S24 E4 S4 FGR=[YR=1993] S28 E14 N2 E9 N21 FST=[YR=1993] N5 W5 S5 E5$ W5 N5 W18$ E23 S2 E9 S2 E2 FOP=[YR=1993] E7 N6 W7 S6$ N6 E7 S6 E2 N2 E10 N4 E16 N27$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1991	1991	3	66	1,320	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2003	2003	04	85	42,500	
5	0910	SCRN RM L	0	100	0	0	1,152.00	SF	15.00	15.00	100	2003	2003	3	20	3,456	

LAND DESCRIPTION

TOTAL OB/XF 47,276

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		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