

LOT 1
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CIERA LANE LLC
1090 RIDLEY RD
PALMS, MI 48465

2026

00-00-30-021E-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	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 2026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,299	100	1998	2,299	342,032
BAS	315	100	2002	315	46,864
FGR	496	55	1998	273	40,615
FOP	96	30	1998	29	4,315

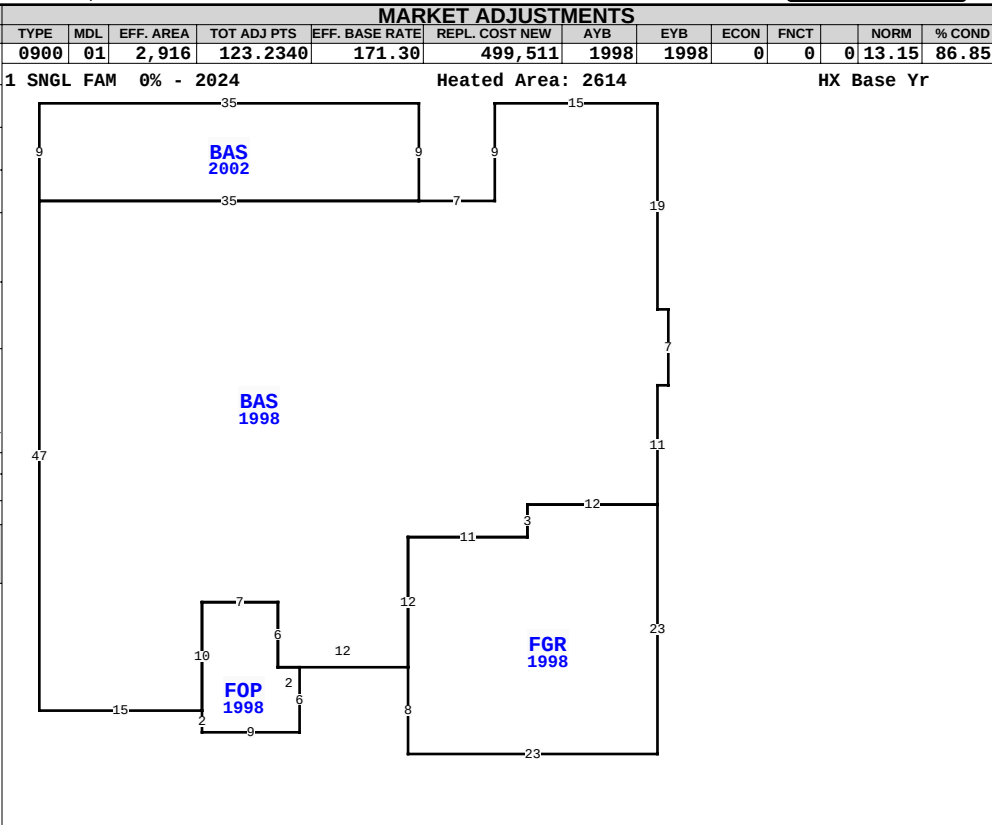
TOTALS 3,206 2,916 433,825

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
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	100	1998	1998	3	79	2,765	
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	100	2001	2001	04	85	42,500	
7	0911	SCRN RM A	0	0	0	0	1,488.00	SF	18.00	100	2006	2006	3	22	5,892	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							



2107 CIERA LN, FERNANDINA BEACH

TOTAL OB/XF																51,157

NASSAU COUNTY PROPERTY

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VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		433,825
TOTAL MARKET OB/XF VALUE		51,157
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		664,982
SOH/AGL Deduction		0
ASSESSED VALUE		664,982
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		664,982
TOTAL JUST VALUE		664,982
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B007662	SWIM POOL	15,500	09/01/2000
B9704068	NEW CONSTR	77,922	07/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2664/700	8/31/2023	WD	Q	I	01	820,000
GRANTOR: BOETS PHILLIPPE & VIV						
GRANTEE: CIERA LANE LLC						
1809/1793	6/15/2012	WD	U	I	11	100
GRANTOR: DAVIS MARK & TAMMY L						
GRANTEE: BOETS PHILLIPPE & V						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W15 S9 W7 BAS=[YR=2002] N9 W35 S9 E35 W35 S47 E15 FOP=[YR=1998] S2 E9 N6 W2 N6 W7 S10 N10 E7 S6 E12 FGR=[YR=1998] S8 E23 N23 W12 S3 W11 S12 N12 E11 N3 E12 N11 E1 N7 W1 N19 \$.