LOT 32
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

BALLINGER ANDREW H & REGINA L/E/
2512 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0032-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

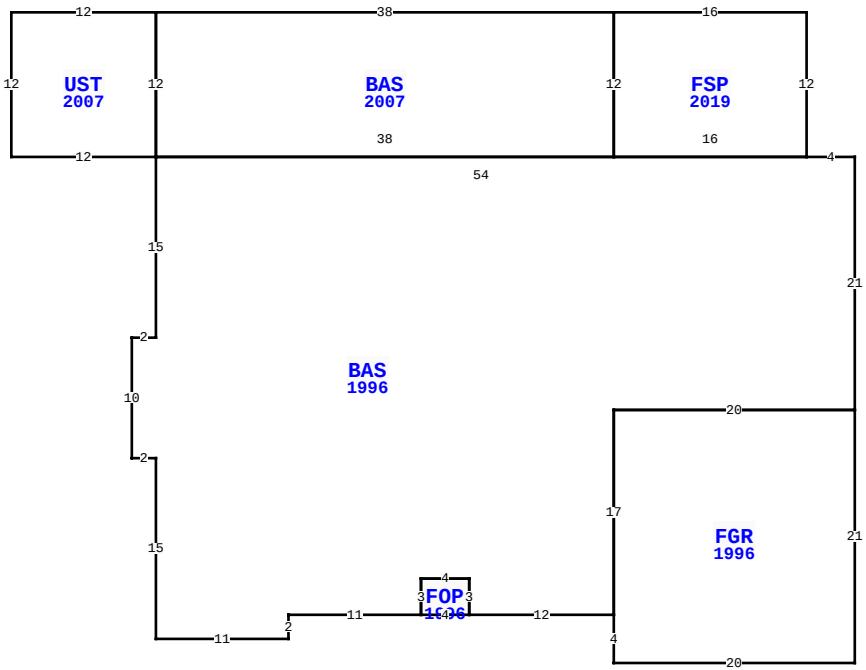
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,894	100	1996	1,894	275,873
BAS	456	100	2007	456	66,419
FGR	420	55	1996	231	33,646
FOP	12	30	1996	4	582
FSP	192	40	2019	77	11,216
UST	144	45	2007	65	9,467
TOTALS	3,118			2,727	397,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,727	123.2800	171.36	467,299	1996	1996	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2019 Heated Area: 2350 HX Base Yr 2019



BLD DATE	03/03/2023 NW
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

2512 LE SABRE PL, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		397,204
TOTAL MARKET OB/XF VALUE		53,486
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		630,690
SOH/AGL Deduction		225,011
ASSESSED VALUE		405,679
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		354,268
TOTAL JUST VALUE		630,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		610,652

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1807927	SCRNENCL	0	10/01/2018
17002686	REMODEL	1,000	04/27/2017
B26100	REMODEL	10,000	06/01/2012
B17328	ADDITION	46,068	08/01/2006
M11943	MECH OTHER	0	08/01/2006
R09032	REPAIR/RRF	5,000	03/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2765/1364	1/07/2025	QC	U	I	11	100
GRANTOR: BALLINGER ANDREW H &						
GRANTEE: BALLINGER NICOLAS A						
2193/1165	5/01/2018	WD	Q	I	01	380,000
GRANTOR: STEIN MARTIN D & MICH						
GRANTEE: BALLINGER ANDREW H						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W4 FSP=[YR=2019] N12 W16 BAS=[YR=2007] W38 UST=[YR=2007] W12 S12 E12 N12$ S12 E38 N12$ S12 E16$ W54 S15 W2 S10 E2 S15 E11N2 E11 FOP=[YR=1996] E4 N3 W4 S3$ N3E4 S3 E12 FGR=[YR=1996] S4 E20 N21 W20 S17$ N17 E20 N21$.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1996	1996	3	76	2,660	
3	1242	WD DECK A	0	100	0	0	413.00	SF	10.00	10.00	100	2001	2001	3	20	826	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022	04	100	50,000	

LAND DESCRIPTION

TOTAL OB/XF 53,486

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	0003	RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	180,000.00	180,000.00	180,000							

REVIEW DATE 01/06/2023 BY TWA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS