LOT 40
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

ELLIOTT JESS P & SHARON V L/E/
2660 LE SABRE PLACE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

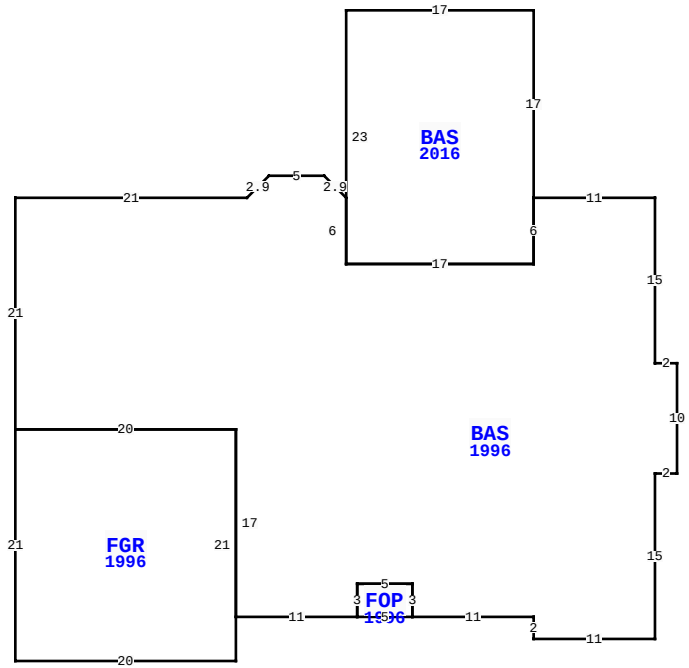
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,803	100	1996	1,803	267,662
BAS	391	100	2016	391	58,045
FGR	420	55	1996	231	34,293
FOP	15	30	1996	4	594
TOTALS	2,629			2,429	360,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,429	125.3224	174.20	423,132	1996	1996	0	0	0	14.78	85.22

1 SNGL FAM 100% - 2014 Heated Area: 2194 HX Base Yr 2014



2660 LE SABRE PL, FERNANDINA BEACH

BLD DATE	03/03/2023	NW	LGL DATE
XF DATE	04/17/2008	DJJW	LAND DATE
INC DATE			AG DATE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		360,593
TOTAL MARKET OB/XF VALUE		26,003
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		566,596
SOH/AGL Deduction		310,264
ASSESSED VALUE		256,332
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		204,921
TOTAL JUST VALUE		566,596
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		560,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1631732	FOP	0	02/02/2016
B24455	ADDITION	1,758	03/01/2011
B24106	REMODEL	15,000	11/01/2010
B18699	REMODEL	1,302	10/31/2006
B9602741	NEW CONSTR	87,190	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2691/1054	1/29/2024	LE	U	I	11	100
GRANTOR: ELLIOTT JESS P & SHAR						
GRANTEE: MATHIS MERRY L						
1687/1788	7/02/2010	WD	U	I	11	189,000
GRANTOR: BANK OF AMERICA						
GRANTEE: ELLIOTT JESS P & SH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W11 BAS=[YR=2016] N17 W17 S23 E17 N6$ S6 W17 N6 U2 L2 W5 D2 L2 W21 S21 FGR=[YR=1996] S21 E20N21 W20 $ E20 S17 E11 FOP=[YR=1996] E5 N3 W5 S3 $ N3 E5 S3 E11 S2 E11N15 E2 N10 W2 N15 $.

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	
5	0940	SHEDS/PORT	0	100	10	8	80.00	SF	30.00	30.00	100	2006	2006	3	22	528	
9	0920	CWALL-WD/M	0	100	0	0	90.00	LF	390.00	390.00	100	2016	2016	3	65	22,815	

LAND DESCRIPTION

TOTAL OB/XF 26,003

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