

LOT 47
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

SMEATON ROBERT W REV TRUST/SMEATON ROBERT W TRUSTE
2726 LE SABRE PL
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0047-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	12	HARDWOOD 40			
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	1,486	100	1997	1,486	232,180
FGR	380	55	1997	209	32,655
FOP	78	30	1997	23	3,593
UEP	190	60	2009	114	17,812
TOTALS	2,134			1,832	286,241

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,832	129.9500	180.63	330,914	1997	1997	0	0	13.50	86.50
1 SNGL FAM		100% - 1998				Heated Area: 1486			HX Base Yr 1998		
The floor plan diagram shows a building layout with four labeled areas: UEP 2009 (top), BAS 1997 (middle), FOP 1997 (bottom right), and FGR 1997 (bottom left). Dimensions are provided for various sections: UEP 2009 (19x19), BAS 1997 (29x34), FOP 1997 (4x3), and FGR 1997 (20x19). Other dimensions include 16, 13, 8, 6, 4, 3, 2, 1, 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.											
				BLD DATE				03/03/2023		NW	
				XF DATE						LGL DATE	
										LAND DATE	