LOT 97
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

CANTINI DONALD M & SUZANNE M
2158 CIERA LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0097-0000

BUILDING CHARACTERISTICS

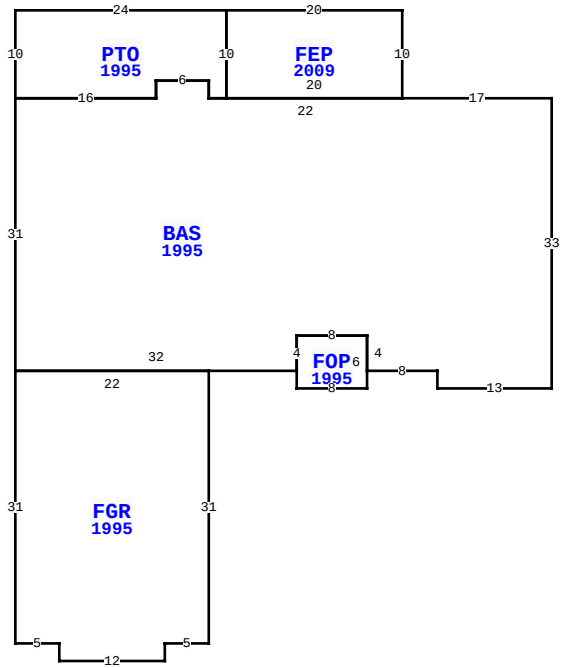
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,897	100	1995	1,897	267,232
FEP	200	80	2009	160	22,539
FGR	706	55	1995	388	54,658
FOP	48	30	1995	14	1,972
PTO	228	5	1995	11	1,550
TOTALS	3,079			2,470	347,950

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,470	119.2320	165.73	409,353	1995	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 1996 Heated Area: 1897 HX Base Yr 1996



2158 CIERA LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		347,950
TOTAL MARKET OB/XF VALUE		45,090
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		573,040
SOH/AGL Deduction		357,348
ASSESSED VALUE		215,692
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		164,281
TOTAL JUST VALUE		573,040
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		531,121

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22651	REMODEL	2,200	07/01/2009
B9602976	SWIM POOL	14,000	05/01/1996
B9501587	NEW CONSTR	139,900	01/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0727/1916	4/20/1995	WD	Q	I		141,000
GRANTOR: ATLANTIC BUILDERS INC						
GRANTEE: CANTINI DONALD M &						
0720/1990	12/30/1994	RD	U	V	09	40,000
GRANTOR: MIDLAND GROUP						
GRANTEE: ATLANTIC BUILDERS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 FEP=[YR=2009] N10 W20 PTO=[YR=1995] W24 S10 E16 N2 E6 S2 E2 N10 $ S10 E20 $ W22 N2 W6 S2 W16 S31 FGR=[YR=1995] S31 E5 S2 E12 N2 E5 N31 W22 $ E32 FOP=[YR=1995] S2 E8 N6 W8 S4 $ N4 E8 S4 E8 S2 E13 N33 $.

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	1995	1995	3	74	2,590	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,090

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