LOT 100
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

MOUNT CHRISTOPHER T
2124 CIERA LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0100-0000

BUILDING CHARACTERISTICS

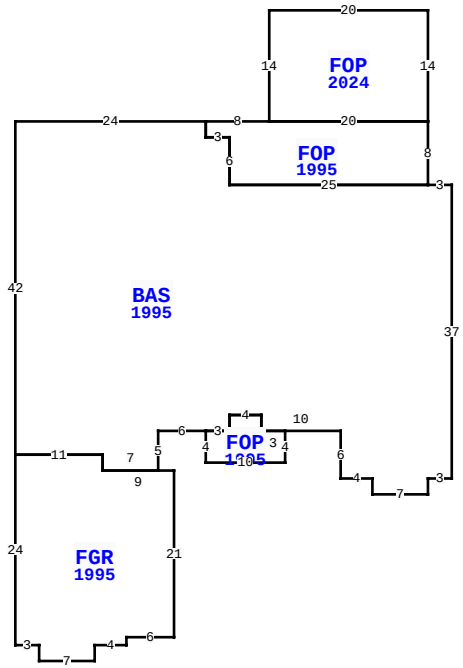
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,073	100	1995	2,073	289,329
FGR	470	55	1995	258	36,009
FOP	48	30	1995	14	1,954
FOP	206	30	1995	62	8,653
FOP	280	30	2024	84	11,724
TOTALS	3,077			2,491	347,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,491	118.1280	164.20	409,022	1995	1995	0	0	0	15.00	85.00

1 SNGL FAM 100% - 2015 Heated Area: 2073 HX Base Yr 2015



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

2124 CIERA LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		347,669
TOTAL MARKET OB/XF VALUE		42,590
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		570,259
SOH/AGL Deduction		292,191
ASSESSED VALUE		278,068
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		226,657
TOTAL JUST VALUE		570,259
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		544,569

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005794	866-161 855-184	59,800	05/04/2023
B9502123	NEW CONSTR	137,000	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1931/1507	7/10/2014	SW	Q	I	02	232,500
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: MOUNT CHRISTOPHER T						
1917/0319	3/25/2014	SW	U	I	12	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995;ORIG=0,0] W3 W25 N6 W3 N2 W24 S42 E11 S2 E7 N5 E6 E3 N2 E4 S2 E10 S6 E4 S2 E7 N2 E3 N37 $
FGR=[YR=1995;ORIG=-55,34] S24 E3 S2 E7 N2 E4 N1 E6 N21 W9 N2 W11 $
FOP=[YR=2024;ORIG=-23,-8] E20 N14 W20 S14 $
FOP=[YR=1995;ORIG=-3,0] N8 W20 W8 S2 E3 S6 E25 $
FOP=[YR=1995;ORIG=-31,31] S4 E10 N4 W3 N2 W4 S2 W3 $
.

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	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	40,000.00	40,000.00	100	2024	2023	03	100	40,000	

LAND DESCRIPTION

TOTAL OB/XF 42,590

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 02/28/2024 BY TW Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS