LOT 101
EGANS BLUFF EAST PB 5/367
PLAT AMENDED IN PB 5/395

O'ROARK NANCY F
2116 CIERA LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-021E-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

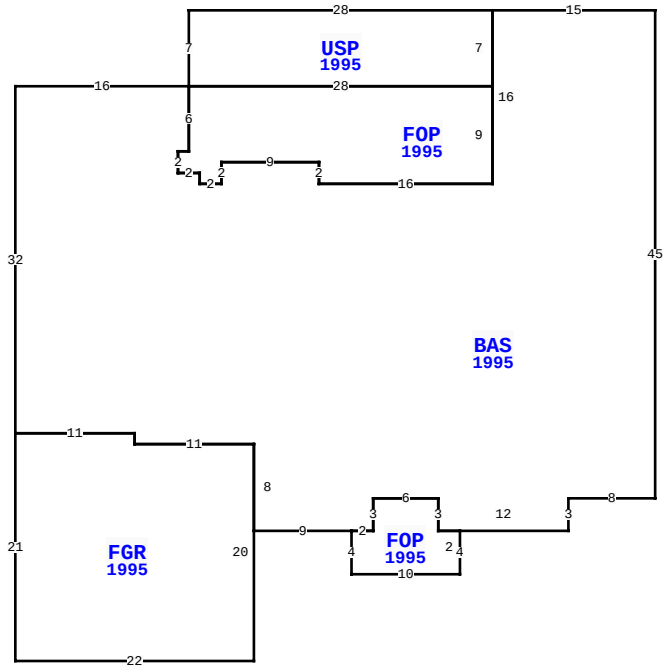
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	08	DECORATIVE 10
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	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	2,060	100	1995	2,060	297,068
FGR	451	55	1995	248	35,763
FOP	58	30	1995	17	2,451
FOP	235	30	1995	70	10,094
USP	196	30	1995	59	8,509
TOTALS	3,000			2,454	353,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,454	121.5504	168.96	414,628	1995	1995	0	0	0	14.65	85.35

1 SNGL FAM 100% - 2017 Heated Area: 2060 HX Base Yr 2017



2116 CIERA LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		353,885
TOTAL MARKET OB/XF VALUE		2,590
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		536,475
SOH/AGL Deduction		248,299
ASSESSED VALUE		288,176
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		236,765
TOTAL JUST VALUE		536,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		524,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1213122	REPAIR/RRF	9,800	09/03/2012
B9501864	NEW CONSTR	150,000	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1801/0834	6/18/2012	WD	Q	I	02	196,000
GRANTOR: FEDERAL NATIONAL MORT						
GRANTEE: O'ROARK NANCY F						
1784/0718	3/12/2012	QC	U	I	11	100
GRANTOR: BANK OF AMERICA NATIO						
GRANTEE: FEDERAL NATIONAL MI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W15 USP=[YR=1995] W28 S7 FOP=[YR=1995] S6 W1 S2 E2 S1 E2 N2 E9 S2 E16 N9 W28 $ E28 N7 $ S16 W16 N2 W9 S2 W2 N1 W2 N2 E1 N6 W16 S32 FGR=[YR=1995] S21 E22 N20 W11 N1 W11$ E11 S1 E11 S8 E9 FOP=[YR=1995] S4 E10 N4 W2 N3 W6 S3 W2 $ E2 N3 E6 S3 E12 N3 E8 N45 $.

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	

LAND DESCRIPTION

TOTAL OB/XF 2,590

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 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