LOT 3
EGANS BLUFF NORTH PB 5/272

23 SALT LIFE LLC
7844 W 156TH PL
OVERLAND PARK, KS 66223

2026

00-00-30-021N-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

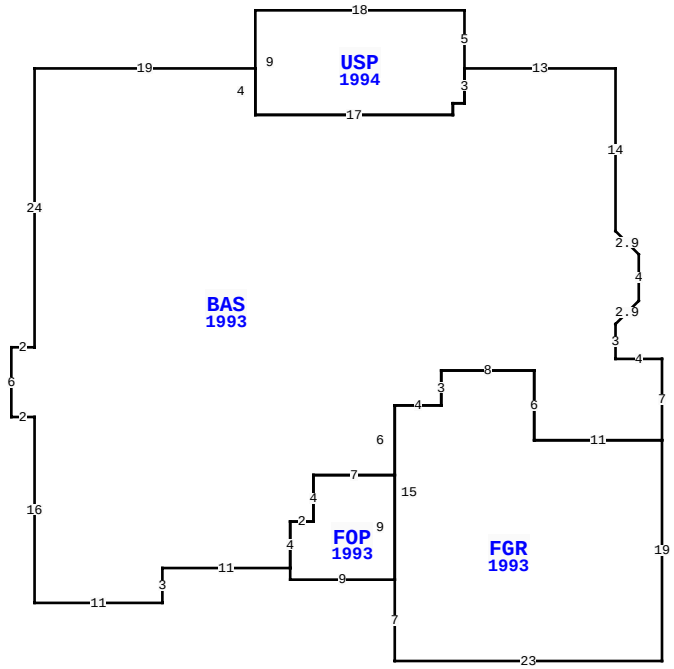
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,831	100	1993	1,831	282,117
FGR	497	55	1993	273	42,063
FOP	73	30	1993	22	3,390
USP	161	30	1994	48	7,396
TOTALS	2,562			2,174	334,966

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,174	133.4368	185.48	403,234	1990	1990	0	0	0	16.93	83.07

1 SNGL FAM 0% - 2025 Heated Area: 1831 HX Base Yr



1912 STERLING 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	334,966
TOTAL MARKET OB/XF VALUE	2,240
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	517,206
SOH/AGL Deduction	0
ASSESSED VALUE	517,206
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	517,206
TOTAL JUST VALUE	517,206
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	508,118

BAY WINDOW/ODD GRG
ADJ DUE TO SHAPE-
6D/1N

PERMIT NUM	DESCRIPTION	AMT	ISSUED
03590	H/AC	1,900	11/06/1990
7031	TEMP POLE	1,600	10/22/1990
4102	NEW CONSTR	1,500	10/18/1990
B001	NEW CONSTR	68,534	10/17/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2689/1355	1/18/2024	WD	Q	I	01	570,000
GRANTOR: AQUINO FRANK A L/E						
GRANTEE: 23 SALT LIFE LLC						
2409/0981	11/13/2020	LE	U	I	11	100
GRANTOR: AQUINO FRANK A						
GRANTEE: AQUINO LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W4 N3 R2 U2 N4 L2 U2 N14 W13USP=[YR=1994] N5 W18 S9 E17 N1 E1 N3$ S3 W1 S1 W17 N4 W19 S24 W2 S6 E2 S16 E11 N3 E11 FOP=[YR=1993] S1 E9 FGR=[YR=1993] S7 E23 N19 W11 N6 W8 S3 W4 S15 $ N9 W7 S4 W2 S4 $ N4 E2 N4 E7 N6 E4 N3 E8 S6 E11 N7 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1990	1990	3	64	2,240	

LAND DESCRIPTION

TOTAL OB/XF 2,240

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	0	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 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS