LOT 8
IN OR 618 PG 54
EGANS BLUFF NORTH PB 5/272

HELTON H NEIL & PAMELA R
1726 STERLING CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0008-0000

BUILDING CHARACTERISTICS

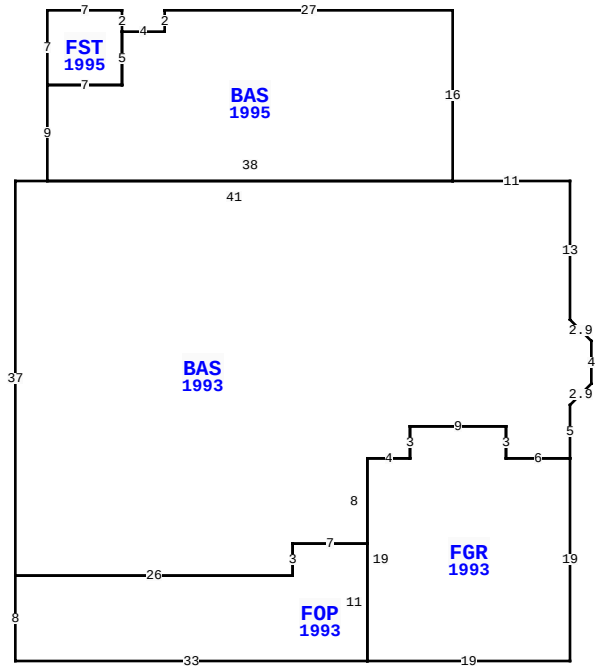
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	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	2025.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,679	100	1993	1,679	232,960
BAS	551	100	1995	551	76,451
FGR	388	55	1993	213	29,554
FOP	285	30	1993	86	11,932
FST	49	55	1995	27	3,746
TOTALS	2,952			2,556	354,642

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	118.1280	164.20	419,695	1991	1991	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1992 Heated Area: 2230 HX Base Yr 1992



1726 STERLING LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		354,642
TOTAL MARKET OB/XF VALUE		4,071
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		538,713
SOH/AGL Deduction		326,128
ASSESSED VALUE		212,585
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		161,174
TOTAL JUST VALUE		538,713
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,618

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428350	DRIVEWAY	1,900	02/01/2014
B9501861	ADDITION	20,160	04/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0618/0054	1/29/1991	WD	Q	I		101,400
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HELTON H NEIL & PAM						
0618/0053	1/29/1991	WD	Q	V		20,500
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 BAS=[YR=1995] N16 W27 S2 W4 FST=[YR=1995] N2 W7 S7 E7 N5 $ S5 W7 S9 E38 $ W41 S37 FOP=[YR=1993] S8 E33 FGR=[YR=1993] E19 N19 W6 N3 W9 S3 W4 S19 $ N11 W7 S3 W26 $ E26 N3 E7 N8 E4 N3 E9 S3 E6 N5 R2 U2 N4 L2 U2 N13 $.

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	1991	1991	3	66	2,310	
7	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	2014	2014	3	55	1,584	
8	0819	CONC 12"	0	100	5	4	20.00	SF	9.50	9.50	100	2014	2014	3	93	177	

LAND DESCRIPTION

TOTAL OB/XF 4,071

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