LOT 9
EGANS BLUFF NORTH PB 5/272

LOWMAN SERENA A
2754 STERLING COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0009-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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

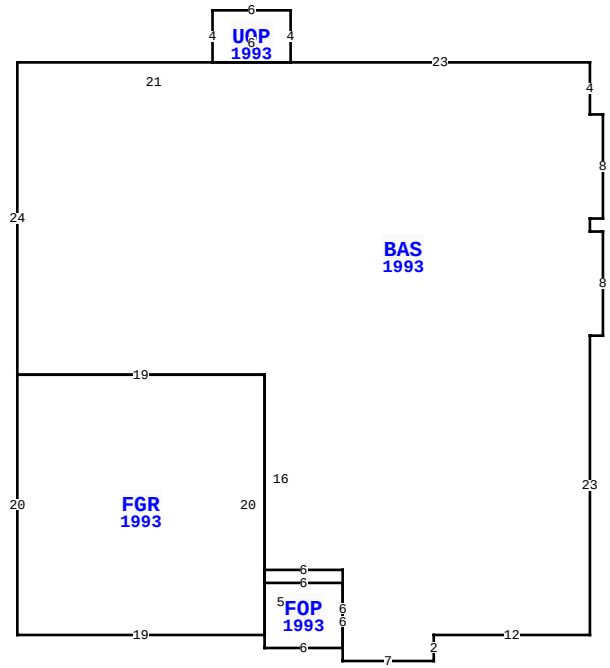
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,562	100	1993	1,562	225,086
FGR	380	55	1993	209	30,117
FOP	36	30	1993	11	1,585
UOP	24	20	1993	5	720
TOTALS	2,002			1,787	257,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,787	123.0500	171.04	305,648	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 1992 Heated Area: 1562 HX Base Yr 1992



2754 STERLING CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		257,508
TOTAL MARKET OB/XF VALUE		2,886
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		440,394
SOH/AGL Deduction		299,802
ASSESSED VALUE		140,592
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		89,181
TOTAL JUST VALUE		440,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		466,721

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7479	NEW CONSTR	60,497	08/23/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2671/1500	8/28/2023	QC	U	I	11	100
GRANTOR: LOWMAN SERENA A						
GRANTEE: LOWMAN SERENA A						
0640/0412	11/01/1991	WD	Q	I		85,000
GRANTOR: SEAWARD HOMES INC						
GRANTEE: LOWMAN R A & SERENA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N4 W23 UOP=[YR=1993] N4 W6 S4 E6$ W21 S24 FGR=[YR=1993] S20 E19 FOP=[YR=1993] S1 E6 N6W6S5$N20 W19$ E19 S16 E6 S6 E7 N2 E12 N23 E1 N8 W1 N1 E1 N8$.

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
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	30.00	30.00	100	1991	1991	3	20	576	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1991	1991	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 2,886

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