LOT 11
IN OR 605 PG 1119
EGANS BLUFF NORTH PB 5/272

CURTIS GREGORY & VALERIE A
2760 STERLING CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0011-0000

BUILDING CHARACTERISTICS

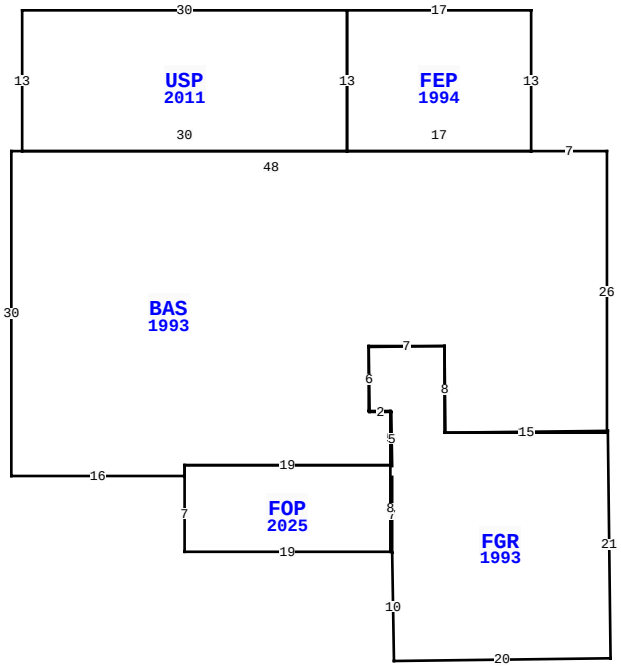
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,499	100	1993	1,499	219,594
FEP	221	80	1994	177	25,930
FGR	462	55	1993	254	37,210
FOP	152	30	2025	46	6,738
USP	390	30	2011	117	17,140
TOTALS	2,724			2,093	306,612

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,093	125.0970	173.88	363,931	1990	1990	0	0	0	15.75	84.25

1 SNGL FAM 100% - 1991 Heated Area: 1499 HX Base Yr 1991



2760 STERLING CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/22/2026 MLU
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		306,612
TOTAL MARKET OB/XF VALUE		49,740
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		536,352
SOH/AGL Deduction		334,462
ASSESSED VALUE		201,890
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		145,479
TOTAL JUST VALUE		536,352
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		552,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230014746	FOP 96SF	3,081	11/15/2023
B1531530	SWIM POOL	0	12/01/2015
B24334	XFOB	7,539	02/01/2011
0585	ADDITION	7,071	10/01/1993
03458	H/AC	1,957	07/11/1990
6805	NEW CONSTR	1,982	07/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0605/1119	8/28/1990	WD	Q	I		88,300
GRANTOR: NORTH POINT CONSTR						
GRANTEE: CURTIS GREG & VAL						
0600/0825	6/26/1990	WD	Q	V		20,600
GRANTOR: MIDLAND GROUP						
GRANTEE: NORTH POINT CONSTR						

BUILDING NOTES

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	1990	1990	3	64	2,240	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W7 W48 S30 E16 N1 E19 N5 W2 N6 E7 S8 E15 N26 $
FGR=[YR=1993;ORIG=-19.10,30.1] S7 D10R0.2 U0.3R20 U21L0.3 D0.2L15 U8L0.1 D0.1L7 D6R0.1 U0R2 D5R0.1 $
USP=[YR=2011;ORIG=-24,-13] W30 S13 E30 N13 $
FEP=[YR=1994;ORIG=-7,0] N13 W17 S13 E17 $
FOP=[YR=2025;ORIG=-39,30] N1 E19 S8 W19 N7 $
.

LAND DESCRIPTION

TOTAL OB/XF 49,740

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 03/13/2024 BY HS Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000 PRINTED 07/09/2026 BY SYS