LOT 13
IN OR 1038/570
EGANS BLUFF NORTH PB 5/272

BEAN WOODIE W & ANGELA M
2745 STERLING COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0013-0000

BUILDING CHARACTERISTICS

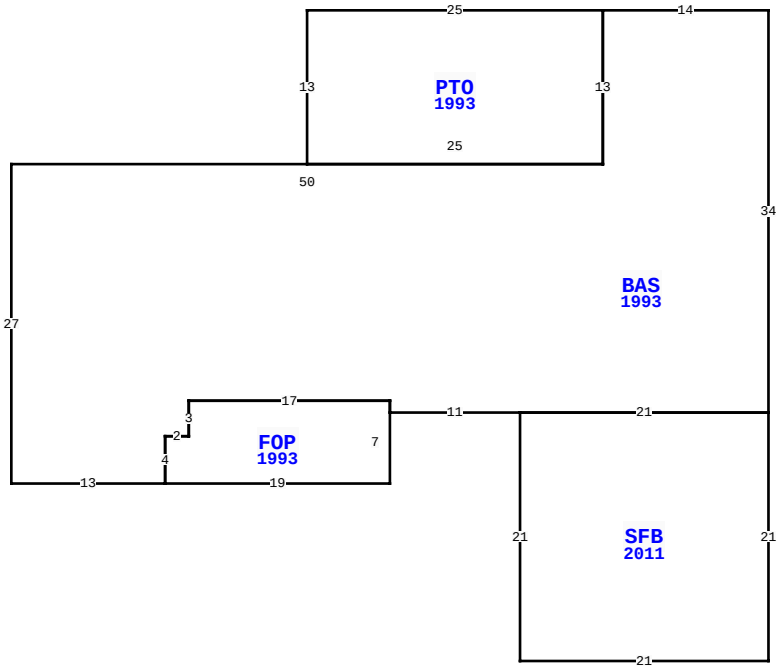
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,591	100	1993	1,591	225,347
FOP	127	30	1993	38	5,383
PTO	325	5	1993	16	2,266
SFB	441	80	2011	353	49,999
TOTALS	2,484			1,998	282,995

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,998	120.5890	167.62	334,905	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1997 Heated Area: 1944 HX Base Yr 1997



2745 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		282,995
TOTAL MARKET OB/XF VALUE		6,020
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		469,015
SOH/AGL Deduction		310,264
ASSESSED VALUE		158,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		107,340
TOTAL JUST VALUE		469,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		496,702

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7619	NEW CONSTR	63,130	10/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1038/0570	2/19/2002	QC	Q	I	01	100
GRANTOR: BEAN ANGELA M & WOODI						
GRANTEE: BEAN WOODIE W & ANG						
0744/1179	11/20/1995	WD	Q	I		96,500
GRANTOR: SHIVELY RAYMOND SCOTT						
GRANTEE: SMITH ANGELA M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] W25 S13 E25 N13$ S13 W50 S27 E13 FOP=[YR=1993] E19 N7W17 S3 W2 S4$ N4 E2 N3 E17 S1 E11 SFB=[YR=2011] S21 E21 N21 W21$ E21 N34$.

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	1992	1992	3	68	2,380	
5	0510	GARAGE WD-	0	100	20	20	400.00	SF	35.00	35.00	100	2000	2000	3	26	3,640	

LAND DESCRIPTION

TOTAL OB/XF 6,020

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