LOT 14 IN OR 595/863
EGANS BLUFF NORTH PB 5/272

YOUNG ROBBY & JULIE O
2737 STERLING COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0014-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

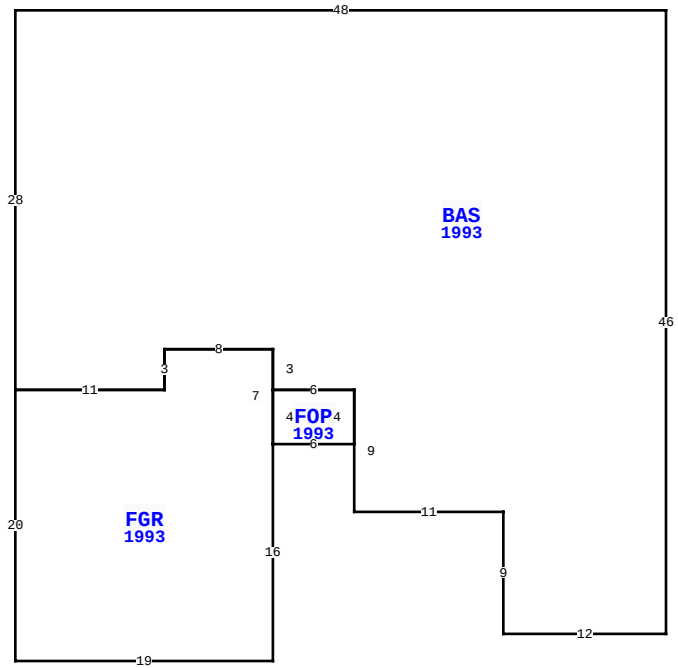
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,635	100	1993	1,635	226,166
FGR	404	55	1993	222	30,708
FOP	24	30	1993	7	969
TOTALS	2,063			1,864	257,843

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,864	119.8001	166.52	310,393	1990	1990	0	0	0	16.93	83.07

1 SNGL FAM 100% - 1991 Heated Area: 1635 HX Base Yr 1991



2737 STERLING CT, 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		257,843
TOTAL MARKET OB/XF VALUE		4,731
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		442,574
SOH/AGL Deduction		295,624
ASSESSED VALUE		146,950
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		95,539
TOTAL JUST VALUE		442,574
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		432,803

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6620	NEW CONSTR	2,231	04/20/1990
6413	NEW CONSTR	58,371	04/18/1990
3885	NEW CONSTR	2,750	04/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0595/0863	4/20/1990	WD	Q	I		88,800
GRANTOR: NORTH POINT CONSTR						
GRANTEE: YOUNG ROBBY & JULIE						
0595/0862	4/20/1990	WD	Q	V		19,500
GRANTOR: MIDLAND GROUP						
GRANTEE: NORTH POINT CONSTR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 S28 FGR=[YR=1993] S20 E19 N16 FOP=[YR=1993] E6 N4 W6 S4$ N7 W8 S3 W11$E11 N3 E8 S3 E6 S9 E11 S9 E12 N46$.

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	1242	WD DECK A	0	100	0	0	216.00	SF	10.00	10.00	100	1990	1990	3	20	432	
4	0820	WOOD WALK	0	100	30	3	90.00	SF	11.75	11.75	100	1991	1991	3	40	423	
5	0940	SHEDS/PORT	0	100	24	16	384.00	SF	21.30	21.30	100	2003	2003	3	20	1,636	

LAND DESCRIPTION

TOTAL OB/XF 4,731

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