LOT 18
IN OR 658 PG 505
EGANS BLUFF NORTH PB 5/272

HARRIS MICHAEL M & STACY S
2705 DELOREAN STREET
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0018-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

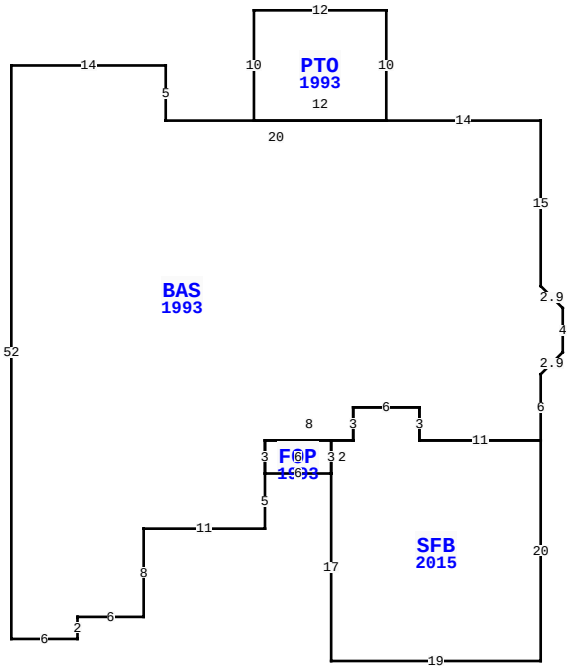
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,748	100	1993	1,748	240,642
FOP	18	30	1993	5	689
PTO	120	5	1993	6	826
SFB	398	80	2015	318	43,779
TOTALS	2,284			2,077	285,935

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,077	117.2080	162.92	338,385	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 1993 Heated Area: 2066 HX Base Yr 1993



2705 DELOREAN ST, 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		285,935
TOTAL MARKET OB/XF VALUE		2,540
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		468,475
SOH/AGL Deduction		308,138
ASSESSED VALUE		160,337
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		108,926
TOTAL JUST VALUE		468,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		457,616

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250007873	NEW RES AC	9,268	07/16/2025
B1530558	CLSFGR	750	06/01/2015
B18698	REMODEL	1,565	10/31/2006
7838	NEW CONSTR	67,171	02/12/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0658/0505	5/14/1992	WD	Q	I		93,700
GRANTOR: SEAWARD HOMES INC						
GRANTEE: HARRIS MICHAEL & S						
0658/0504	5/14/1992	WD	Q	V		19,300
GRANTOR: MIDLAND GROUP						
GRANTEE: SEAWARD HOMES INC						

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	
3	1242	WD DECK A	0	100	8	10	80.00	SF	10.00	10.00	100	2002	2002	3	20	160	

BUILDING DIMENSIONS

BAS=[YR=1993] W14 PTO=[YR=1993] N10 W12 S10 E12 $ W20 N5 W14 S52 E6 N2 E6 N8 E11 N5 FOP=[YR=1993] E6 SFB=[YR=2015] S17 E19 N20 W11 N3 W6 S3 W2 S3 $ N3 W6 S3 $ N3 E8 N3 E6 S3 E11 N6 R2 U2 N4 L2 U2 N15 $.

LAND DESCRIPTION

TOTAL OB/XF 2,540

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