

LOT 22
EGANS BLUFF NORTH PB 5/272

CARIS JILL A
2659 DELOREAN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0022-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1 8																
Exterior Wall	10	ABOVE AVG 100	0900	01	1,637	135.9507	188.97	309,344	1991	1991	0	0	0	15.50	84.50	VALUATION BY																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM 100% - 2023										Heated Area: 1369										STANDARD									
Roof Cover	03	COMP SHNGL 100											HX Base Yr 2023										Tax Group: 8									
Interior Wall	05	DRYWALL 100																					Tax Dist:									
Interior Floo	14	CARPET 70																					BUILDING MARKET VALUE									
Interior Floo	11	CLAY TILE 30																					TOTAL MARKET OB/XF VALUE									
Air Condition	03	CENTRAL 100																					TOTAL LAND VALUE - MARKET									
Heating Type	04	AIR DUCTED 100																					TOTAL MARKET VALUE									
Bedrooms		3 100																					SOH/AGL Deduction									
Bathrooms		2 100																					ASSESSED VALUE									
Frame	02	WOOD FRAME 100																					TOTAL EXEMPTION VALUE									
Stories	1.	1. 100																					HX HB									
Units	0	0 100																					BASE TAXABLE VALUE									
Occupancy	00	NONE 100																					TOTAL JUST VALUE									
																							NCON VALUE									
																							INCOME VALUE									
																							PREVIOUS YEAR MKT VALUE									