LOT 24
EGANS BLUFF NORTH PB 5/272

SHEPPARD JOHN P & JUNE A L/E/
2645 DELOREAN ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0024-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

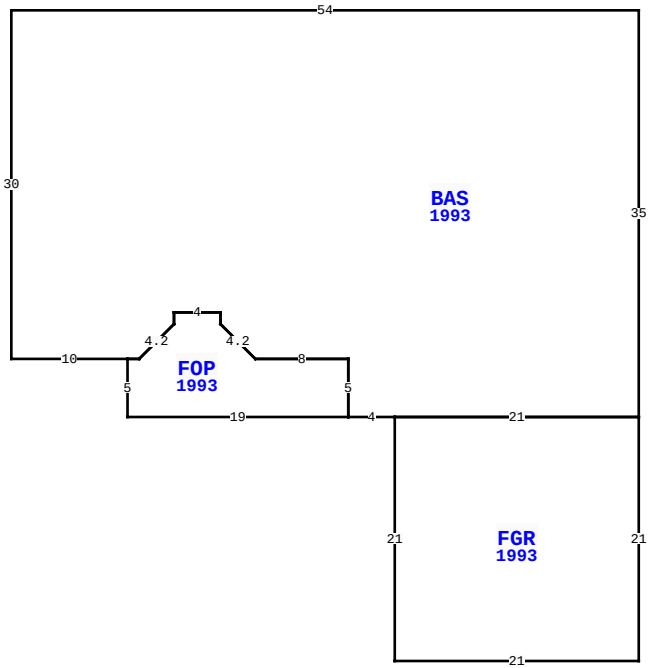
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2025.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,720	100	1993	1,720	242,898
FGR	441	55	1993	243	34,317
FOP	120	30	1993	36	5,084
TOTALS	2,281			1,999	282,298

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,999	120.5890	167.62	335,072	1991	1991	0	0	0	15.75	84.25

1 SNGL FAM 100% - 1992 Heated Area: 1720 HX Base Yr 1992



2645 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		282,298
TOTAL MARKET OB/XF VALUE		59,942
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		522,240
SOH/AGL Deduction		318,606
ASSESSED VALUE		203,634
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		152,223
TOTAL JUST VALUE		522,240
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		487,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B051188	ADDITION	10,044	01/01/2005
B0515835	SWIM POOL	43,000	01/01/2005
6989	NEW CONSTR	68,448	02/06/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/69	6/17/2026	WD	U	I	11	100
GRANTOR: SHEPPARD JOHN P & JUN						
GRANTEE: SHEPPARD JASON ROBE						
0625/1176	5/09/1991	WD	Q	I		98,900
GRANTOR: SEAWARD HOMES INC						
GRANTEE: SHEPPARD JOHN & JUN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W54 S30 E10 FOP=[YR=1993] S5 E19 N5 W8 U3 L3 N1 W4 S1 L3 D3 W1$ E1 U3 R3 N1 E4 S1 R3 D3 E8 S5 E4 FGR=[YR=1993] S21 E21 N21 W21$ E21 N35$.

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	1991	1991	3	66	2,310	
5	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	1992	1992	3	20	480	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2005	2005	05	85	51,000	
8	0910	SCRN RM L	0	100	0	0	1,500.00	SF	15.00	15.00	100	2005	2005	3	21	4,725	
11	0754	FOP	0	100	8	9	72.00	SF	15.00	15.00	100	2005	2005	3	21	227	
12	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	24	1,200	

LAND DESCRIPTION

TOTAL OB/XF 59,942

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