LOT 26
IN OR 1855/328
EGANS BLUFF NORTH PB 5/272

TSANK ALLA REVOC TRUST/TSANK ALLA TRUSTEE
3697 SAGE CANYON DR
ENCINITAS, CA 92024

2026

00-00-30-021N-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

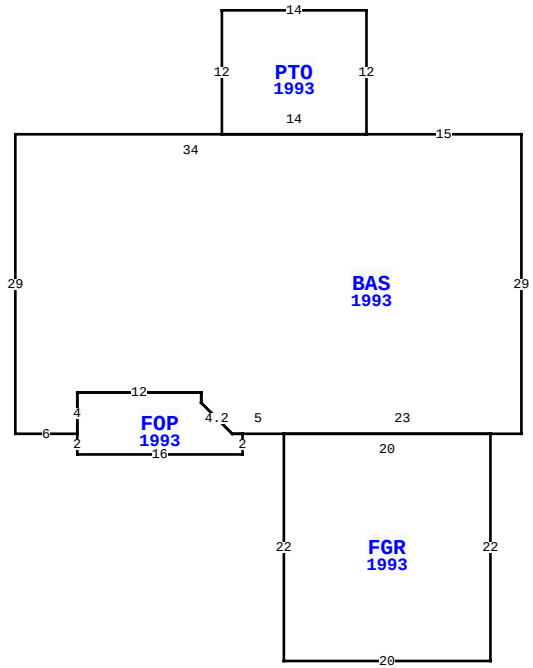
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,369	100	1993	1,369	207,103
FGR	440	55	1993	242	36,610
FOP	85	30	1993	26	3,933
PTO	168	5	1993	8	1,210
TOTALS	2,062			1,645	248,856

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,645	128.7954	179.03	294,504	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 0% - 0 Heated Area: 1369 HX Base Yr



2627 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	248,856
TOTAL MARKET OB/XF VALUE	2,380
TOTAL LAND VALUE - MARKET	180,000
TOTAL MARKET VALUE	431,236
SOH/AGL Deduction	58,624
ASSESSED VALUE	372,612
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	372,612
TOTAL JUST VALUE	431,236
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	422,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8135	NEW CONSTR	54,521	06/01/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1855/0328	5/01/2013	QC	U	I	11	100
GRANTOR: TSANK ALLA						
GRANTEE: TSANK ALLA TRUSTEE						
1787/0021	3/30/2012	WD	U	I	38	132,900
GRANTOR: KELLY SEAN						
GRANTEE: TSANK ALLA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 PTO=[YR=1993] N12 W14 S12 E14 $ W34 S29 E6 FOP=[YR=1993] S2 E16 N2 W1 U3 L3 N1 W12 S4 $ N4 E12 S1 D3 R3 E5 FGR=[YR=1993] S22 E20 N22 W20$ E23 N29$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	68	2,380	

LAND DESCRIPTION

TOTAL OB/XF 2,380

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	0	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