LOT 36
EGANS BLUFF NORTH PB 5/272

CREECH GREGORY D/CREECH ANABEL ZAMBRANO
1813 REATTA LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

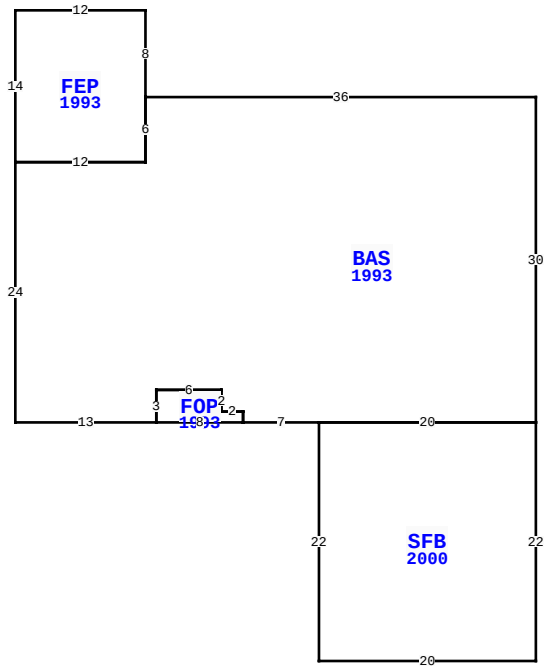
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,348	100	1993	1,348	193,002
FEP	168	80	1993	134	19,186
FOP	20	30	1993	6	859
SFB	440	80	2000	352	50,398
TOTALS	1,976			1,840	263,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,840	121.9000	169.44	311,770	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2022 Heated Area: 1700 HX Base Yr 2022



1813 REATTA LN, 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		263,446
TOTAL MARKET OB/XF VALUE		1,224
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		444,670
SOH/AGL Deduction		64,630
ASSESSED VALUE		380,040
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		328,629
TOTAL JUST VALUE		444,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0047482	SWIM POOL	3,600	08/01/2000
7707	NEW CONSTR	54,625	12/05/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2366/1963	6/05/2020	WD	Q	I	01	280,000
GRANTOR: CORCORAN CLARA S						
GRANTEE: CREECH GREGORY D &						
0658/0495	5/14/1992	WD	Q	I		73,400
GRANTOR: BOATRIGHT J C						
GRANTEE: CORCORAN CLARA S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 FEP=[YR=1993] N8 W12 S14 E12 N6 $ S6 W12 S24 E13 FOP=[YR=1993] E8 N1 W2 N2 W6 S3 $ N3 E6 S2 E2 S1 E7 SFB=[YR=2000] S22 E20 N22 W20 $ E20 N30 $.

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	1242	WD DECK A	0	100	0	0	372.00	SF	10.00	10.00	100	2000	2000	3	20	744	
3	0940	SHEDS/PORT	0	100	8	10	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 1,224

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