

MICHENER DONALD B & CHARLOTTA
1821 REATTA LN
FERNANDINA BEACH, FL 32034

00-00-30-021N-0037-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05AVERAGE 100

Roof Structure03GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floor14CARPET 70

Interior Floor11CLAY TILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms4 100

Bathrooms2 100

Frame02WOOD FRAME 100

Stories Units1. 1. 100
0 100

Occupancy00NONE 100

Quality06Quality Level 06

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA02

NEIGHBORHOOD/LOC2025.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS1,67410019941,674247,200

FGR46255199425437,508

FOP117301994355,169

UOP120202022243,545

TOTALS2,3731,987293,422

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET CHARACTERISTICS

TYPEMDLEFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND

0900011,987124.9843173.73345,202199419940015.0085.00

1 SNGL FAM 0% - 0Heated Area: 1674HX Base Yr

BLD DATEXF DATEINC DATE

LAND DATEAG DATE

1821 REATTA LN, FERNANDINA BEACH

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPR DLCCZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZ YR CONSRV

1000100CRES00003RSF-20.000.001.00LT1.001.001.00180,000.00180,000.00180,000REVIEW 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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 8Tax Dist:

BUILDING MARKET VALUE293,422

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET180,000

TOTAL MARKET VALUE473,422

SOH/AGL Deduction57,614

ASSESSED VALUE415,808

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE415,808

TOTAL JUST VALUE473,422

NCON VALUE0

INCOME VALUEPREVIOUS YEAR MKT VALUE462,434

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2045/16405/09/2016WDQI01218,900

GRANTOR: HAND EUGENE J & HELEN

GRANTEE: MICHENER DONALD B & 0715/149710/10/1994WDQI104,300

GRANTOR: SEAWARD HOMES INC

GRANTEE: HAND EUGENE J & HEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W16 UOP=[YR=2022] N10 W12 S10 E12 \$ W36 S14 L1 D1 S5 R1 D1 S13 E12 FOP=[YR=1994] S2 E21 FGR=[YR=1994] S21 E19 N30 W7 S9 W12\$ U5 L5 N5 W6 S3 L3 D3 W7 S2 \$ N2 E7 U3 R3 N3 E6 S5 R5 D5 E12 N9 E7 N27 \$.