LOT 40
IN OR 2123/1175
EGANS BLUFF NORTH PB 5/272

HANSEN CAMERON L & STARLA L
1916 REATTA LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0040-0000

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	11	CLAY TILE 70
Interior Floo	14	CARPET 30
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

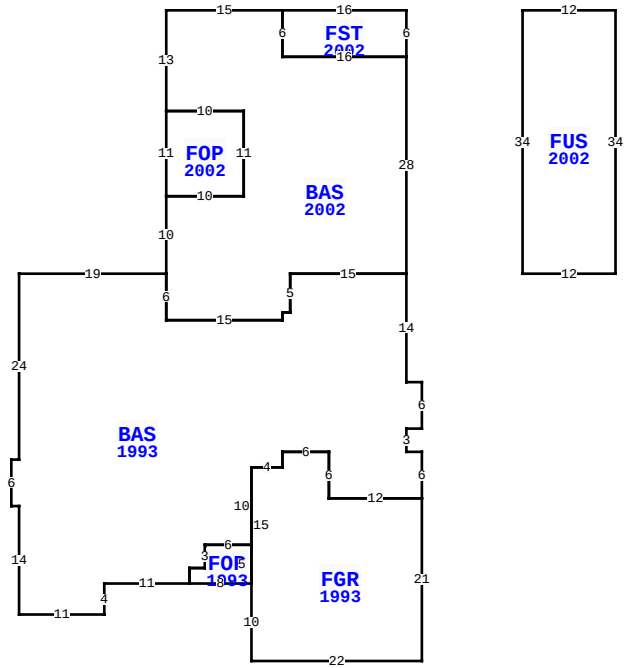
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,673	100	1993	1,673	228,904
BAS	943	100	2002	943	129,024
FGR	514	55	1993	283	38,720
FOP	34	30	1993	10	1,368
FOP	110	30	2002	33	4,515
FST	96	55	2002	53	7,252
FUS	408	100	2002	408	55,823
TOTALS	3,778			3,403	465,607

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,403	116.4858	161.92	551,014	1992	1992	0	0	0	15.50	84.50

1 SNGL FAM 100% - 2018 Heated Area: 3024 HX Base Yr 2018



1916 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		465,607
TOTAL MARKET OB/XF VALUE		43,220
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		688,827
SOH/AGL Deduction		272,612
ASSESSED VALUE		416,215
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		359,804
TOTAL JUST VALUE		688,827
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		650,292

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311236	SWIM POOL	23,570	06/01/2003
E0210293	REMODEL	500	10/01/2002
7990	NEW CONSTR	62,894	04/09/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2123/1175	5/31/2017	WD	Q	I	02	369,000
GRANTOR: PEZET DANIEL L & ELIZ						
GRANTEE: HANSEN CAMERON L &						
1880/1551	9/20/2013	WD	Q	I	02	262,000
GRANTOR: WHITE KAY H & FRANK						
GRANTEE: PEZET DANIEL L & EL						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=2002] W16 BAS=[YR=2002] W15 S13 FOP=[YR=2002] S11 E10 N11 W10 $ E10 S11 W10 S10 BAS=[YR=1993] W19 S24 W1 S6 E1 S14 E11 N4 E11 FOP=[YR=1993] E8 FGR=[YR=1993] S10 E22 N21 W12 N6 W6S2 W4 S15 $ N5 W6 S3 W2 S2 $ N2 E2 N3 E6 N10 E4 N2 E6 S6 E12 N6 W2 N3 E2 N6 W2 N14 W15 S5 W1 S1 W15 N6 $ S6 E15 N1 E1N5 E15N28 W16 N6 $ S6 E16 N6 $ PTR= E15 FUS=[YR=2002] E12 S34 W12 N34 $ W15 $.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2002	2002	3	20	720	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2004	2004	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 43,220

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