LOT 41
EGANS BLUFF NORTH PB 5/272

MANSON JENNIFER A REV TRUST/MANSON JENNIFER A TRUS
1908 REATTA LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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

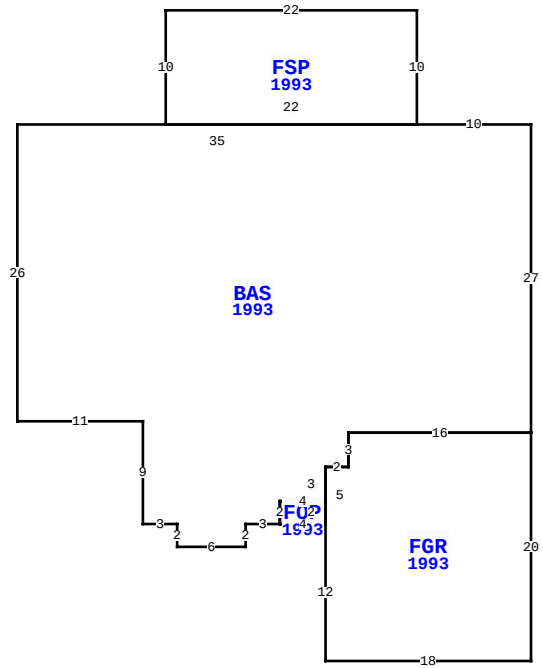
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2025.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,342	100	1993	1,342	204,628
FGR	354	55	1993	195	29,734
FOP	8	30	1993	2	305
FSP	220	40	1993	88	13,418
TOTALS	1,924			1,627	248,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,627	131.3760	182.61	297,106	1992	1992	0	0	0	16.50	83.50

1 SNGL FAM 100% - 1993 Heated Area: 1342 HX Base Yr 1993



1908 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		248,084
TOTAL MARKET OB/XF VALUE		2,380
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		430,464
SOH/AGL Deduction		296,287
ASSESSED VALUE		134,177
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		82,766
TOTAL JUST VALUE		430,464
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		422,064

PERMIT NUM	DESCRIPTION	AMT	ISSUED
V000077	REPAIR/RRF	0	04/01/2000
8256	GARAGE	2,200	07/23/1992
7715	NEW CONSTR	52,143	12/09/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2402/0527	8/10/2020	QC	U	I	11	100
GRANTOR: MANSON JENNIFER ANNET						
GRANTEE: MANSON JENNIFER A R						
1529/1898	10/11/2007	QC	Q	I	01	100
GRANTOR: MANSON KEITH ALAN						
GRANTEE: MANSON JENNIFER ANN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10 FSP=[YR=1993] N10 W22 S10 E22 $ W35 S26 E11 S9 E3 S2 E6 N2 E3 FOP=[YR=1993] E4 FGR=[YR=1993] S12 E18 N20 W16 S3 W2 S5 $ N2 W4 S2 $ N2 E4 N3 E2 N3 E16 N27 $.

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	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	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