LOT 42
IN OR 2169/1668
EGANS BLUFF NORTH PB 5/272

SVENSSON STAFFAN/KELLER DEBRA A
1820 REATTA LANE
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-021N-0042-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

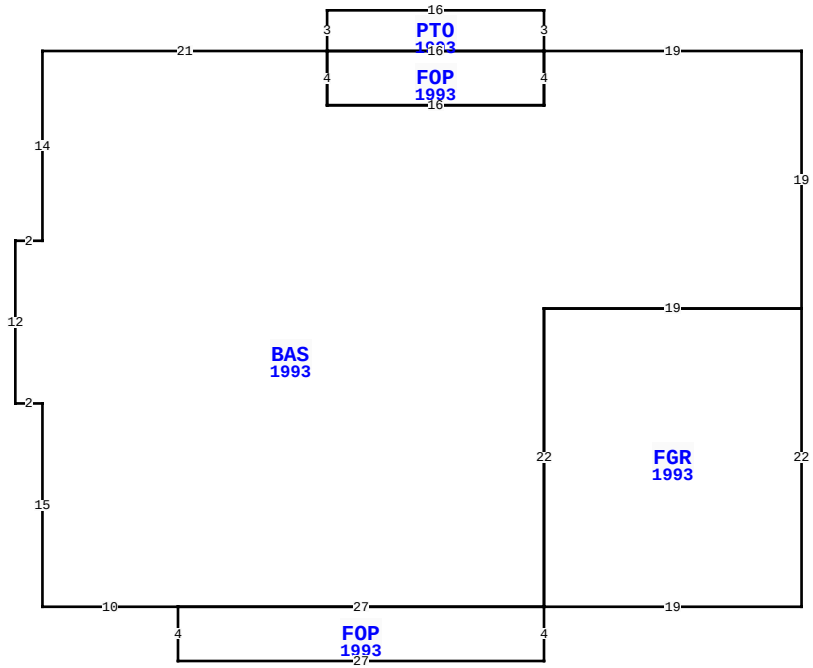
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 60 |
| Interior Floo | 12 | HARDWOOD 40 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,838 | 100 | 1993 | 1,838 | 262,770 |
| FGR | 418 | 55 | 1993 | 230 | 32,882 |
| FOP | 64 | 30 | 1993 | 19 | 2,717 |
| FOP | 108 | 30 | 1993 | 32 | 4,575 |
| PTO | 48 | 5 | 1993 | 2 | 286 |
| TOTALS | 2,476 | | | 2,121 | 303,230 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,121 | 121.7160 | 169.19 | 358,852 | 1992 | 1992 | 0 | 0 | 0 | 15.50 | 84.50 |

1 SNGL FAM 100% - 2019 Heated Area: 1838 HX Base Yr 2019




1820 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 | | 303,230 |
| TOTAL MARKET OB/XF VALUE | | 2,380 |
| TOTAL LAND VALUE - MARKET | | 180,000 |
| TOTAL MARKET VALUE | | 485,610 |
| SOH/AGL Deduction | | 198,149 |
| ASSESSED VALUE | | 287,461 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 236,050 |
| TOTAL JUST VALUE | | 485,610 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 474,135 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B250012443 | CPT | 11,142 | 11/10/2025 |
| 6460 | NEW CONSTR | 68,821 | 10/26/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2169/1668 | 12/29/2017 | SW | U | I | 12 | 219,900 |
| GRANTOR: WILMINGTON SAVS FUND | | | | | | |
| GRANTEE: SVENSSON STAFFAN & | | | | | | |
| 2145/1885 | 9/18/2017 | CT | U | I | 18 | 198,700 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: WILMINGTON SAVINGS | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W19 PTO=[YR=1993] N3 W16 S3 FOP=[YR=1993] S4 E16 N4 W16 $ E16 $ S4 W16 N4 W21 S14 W2 S12 E2 S15 E10 FOP=[YR=1993] S4 E27 N4 FGR=[YR=1993] E19 N22 W19 S22 $ W27 $ E27 N22 E19 N19 $ .

## EXTRA FEATURES

| L N | 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

| L N | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | 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