LOT 43
IN OR 1652/531
EGANS BLUFF NORTH PB 5/272

HINDSLEY JEFFERY F & FRANCES M
1812 REATTA LANE
FERNANDINA BEACH, FL 32034

2026

00-00-30-021N-0043-0000

BUILDING CHARACTERISTICS

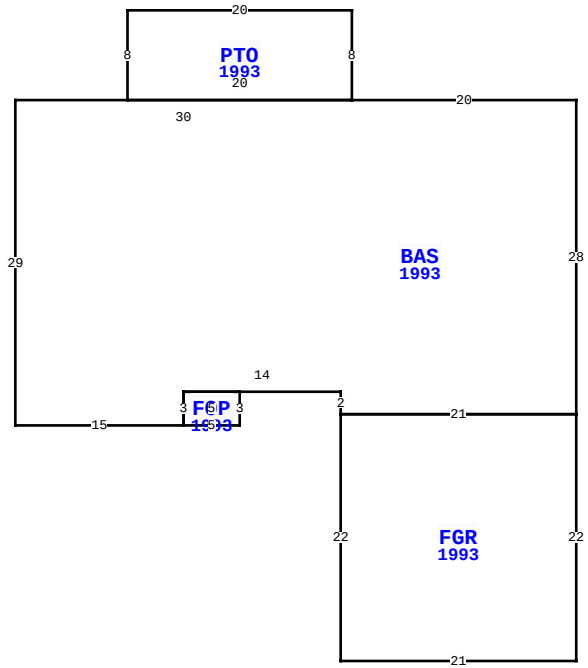
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	1,387	100	1993	1,387	212,364
FGR	462	55	1993	254	38,890
FOP	15	30	1993	4	613
PTO	160	5	1993	8	1,225
TOTALS	2,024			1,653	253,091

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,653	131.7900	183.19	302,813	1991	1991	0	0	0	16.42	83.58

1 SNGL FAM 100% - 2010 Heated Area: 1387 HX Base Yr 2010



1812 REATTA LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		253,091
TOTAL MARKET OB/XF VALUE		439
TOTAL LAND VALUE - MARKET		180,000
TOTAL MARKET VALUE		433,530
SOH/AGL Deduction		253,967
ASSESSED VALUE		179,563
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		128,152
TOTAL JUST VALUE		433,530
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		425,043

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7533	NEW CONSTR	55,765	09/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1652/0531	12/03/2009	WD	Q	I	01	210,000
GRANTOR: HARRIS JENNIFER L CLY						
GRANTEE: HINDSLEY JEFFERY F						
1032/1747	1/25/2002	WD	Q	I		142,000
GRANTOR: EASON PATRICIA F & LE						
GRANTEE: CLYMER JENNIFER L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N8 W20 S8 E20$ W30 S29 E15 FOP=[YR=1993] E5 N3 W5 S3$ N3 E14 S2 FGR=[YR=1993] S22 E21 N22 W21$ E21 N28$.

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
4	0940	SHEDS/PORT	0	100	10	12	120.00	SF	18.30	18.30	100	2000	2000	3	20	439	

LAND DESCRIPTION

TOTAL OB/XF 439

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