LOT 38
ISLAND GROVE PHASE 2 PB 5/49

PRICE SHANNON L
2130 JEKYLL COURT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0038-0000

BUILDING CHARACTERISTICS

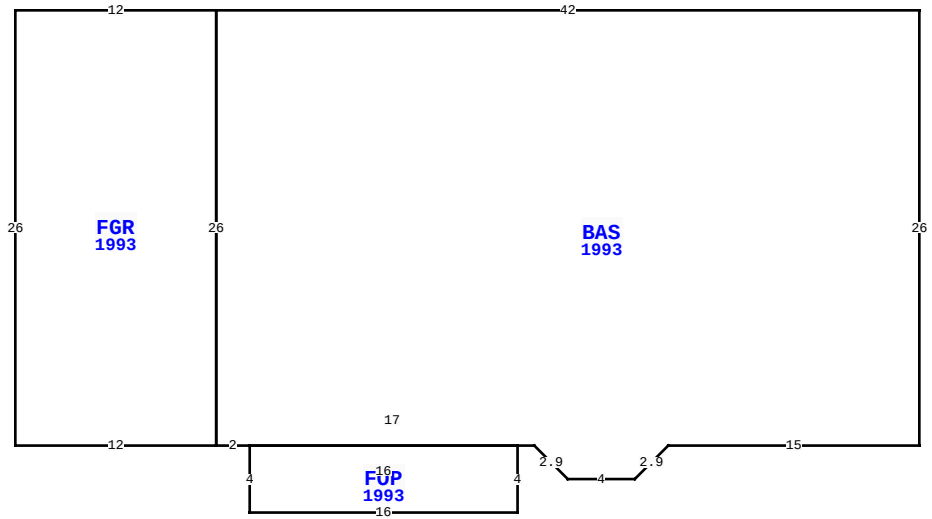
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1993	1,104	163,072
FGR	312	55	1993	172	25,406
FOP	64	30	1993	19	2,807
TOTALS	1,480			1,295	191,284

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,295	129.7200	180.31	233,501	1985	1985	0	0	0	18.08	81.92

1 SNGL FAM 0% - 0 Heated Area: 1104 HX Base Yr



2130 JEKYLL CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	191,284
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	396,284
SOH/AGL Deduction	85,546
ASSESSED VALUE	310,738
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	310,738
TOTAL JUST VALUE	396,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	386,205

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0195	3/19/2019	WD	Q	I	01	225,000
GRANTOR: BLUM MURRAY S & NANCY						
GRANTEE: PRICE SHANNON L						
1482/1513	3/05/2007	WD	Q	I	01	100
GRANTOR: BLUM MURRAY & NANCY A						
GRANTEE: BLUM NANCY ANN TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 FGR=[YR=1993] W12 S26 E12 N26 $ S26 E2
FOP=[YR=1993] S4 E16 N4 W16 $ E17 D2 R2 E4 U2 R2 E15 N26
$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		RSF-	2100.00	109.00	1.00	LT		1.00	1.00	1.00	205,000.00	205,000.00	205,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 205,000 Market: 0 Agricultural: 0 Common: 205,000 PRINTED 07/09/2026 BY SYS