LOT 43
ISLAND GROVE PHASE 2 PB 5/49

CAYLESS JUSTIN
2167 JEKYLL CT
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-0310-0043-0000**

## BUILDING CHARACTERISTICS

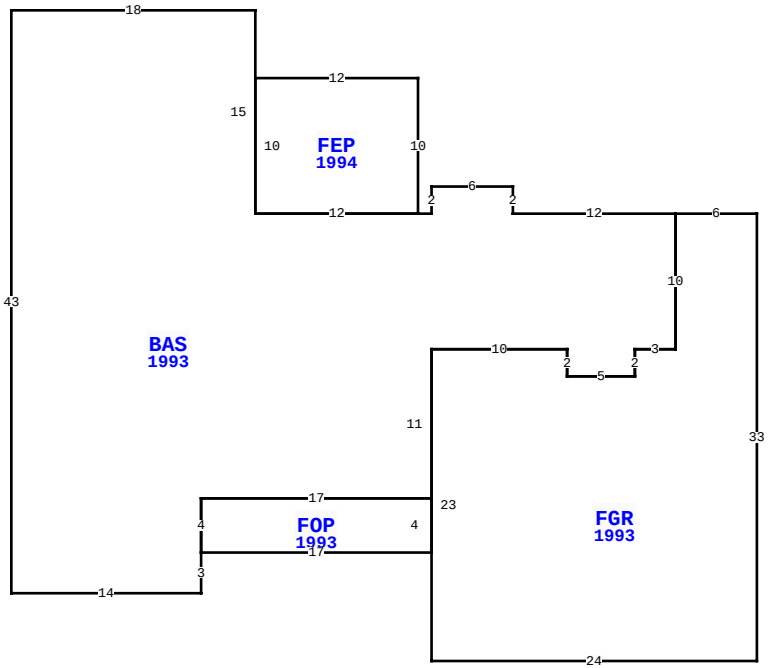
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 90 |
| Exterior Wall | 12 | CEDAR 10 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 |
| 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 | 1,221 | 100 | 1993 | 1,221 | 186,288 |
| FEP | 120 | 80 | 1994 | 96 | 14,647 |
| FGR | 602 | 55 | 1993 | 331 | 50,501 |
| FOP | 68 | 30 | 1993 | 20 | 3,052 |
| TOTALS | 2,011 | | | 1,668 | 254,486 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 1,668 | 128.8000 | 179.03 | 298,622 | 1984 | 1995 | 0 | 0 | 0 | 14.78 | 85.22 |

1 SNGL FAM 0% - 2024 Heated Area: 1221 HX Base Yr




2167 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 | 254,486 |
| TOTAL MARKET OB/XF VALUE | 1,803 |
| TOTAL LAND VALUE - MARKET | 205,000 |
| TOTAL MARKET VALUE | 461,289 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 461,289 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 461,289 |
| TOTAL JUST VALUE | 461,289 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 447,091 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2870/1358 | 5/14/2026 | QC | U | I | 11 | 100 |
| GRANTOR: CAYLESS JUSTIN | | | | | | |
| GRANTEE: CAYLESS JUSTIN | | | | | | |
| 2659/380 | 8/03/2023 | WD | Q | I | 01 | 565,000 |
| GRANTOR: ROGIC VLATKO | | | | | | |
| GRANTEE: CAYLESS JUSTIN & BR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FGR=[YR=1993] W6 BAS=[YR=1993] W12 N2 W6 S2 W1 FEP=[YR=1994] N10 W12 S10 E12 $ W12 N15 W18 S43 E14 N3 FOP=[YR=1993] E17 N4 W17 S4 $ N4 E17 N11 E10 S2 E5 N2 E3 N10 $ S10 W3 S2 W5 N2 W10 S23 E24 N33 $ .

## 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 | 0 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1984 | 1984 | 3 | 51.5 | 1,803 | |

## LAND DESCRIPTION

TOTAL OB/XF 1,803

| 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-2 | 0.00 | 0.00 | 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