LOT 53
ISLAND GROVE PHASE 2 PB 5/49

ALLEN CHRISTINA B
2156 SAPELO CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0310-0053-0000

BUILDING CHARACTERISTICS

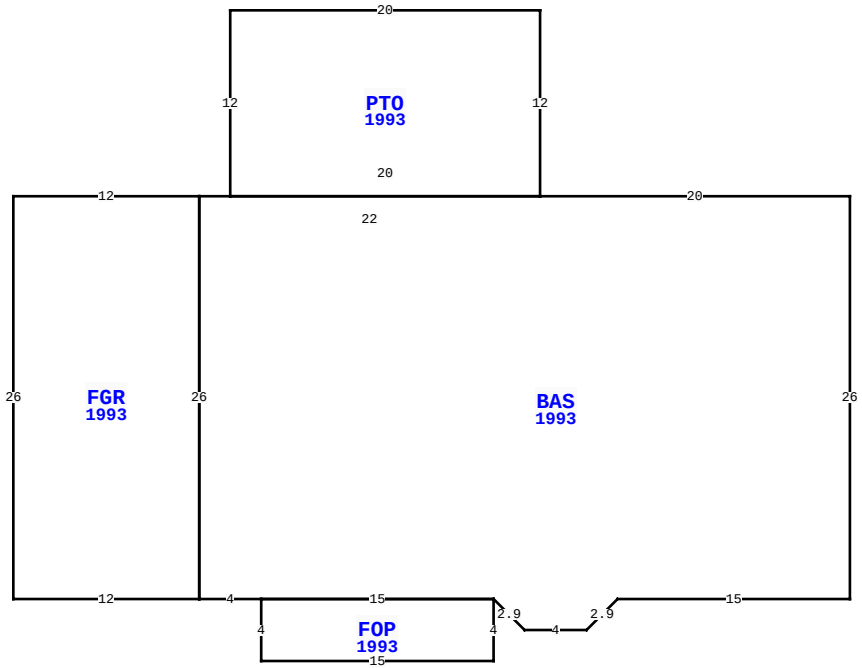
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		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	166,590
FGR	312	55	1993	172	25,954
FOP	60	30	1993	18	2,716
PTO	240	5	1993	12	1,810
TOTALS	1,716			1,306	197,071

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,306	132.5168	184.20	240,565	1985	1985	0	0	0	18.08	81.92

1 SNGL FAM 100% - 2022 Heated Area: 1104 HX Base Yr 2022



2156 SAPELO CT, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		197,071
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		402,071
SOH/AGL Deduction		95,489
ASSESSED VALUE		306,582
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		255,171
TOTAL JUST VALUE		402,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		389,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2339/0425	2/13/2020	QC	U	I	11	100
GRANTOR: BLACK CHERYL L						
GRANTEE: ALLEN CHRISTINA B						
0775/1393	10/31/1996	WD	Q	I	01	41,000
GRANTOR: JACKSON JAMES E						
GRANTEE: BLACK CHERYL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 PTO=[YR=1993] N12 W20 S12 E20 $ W22
FGR=[YR=1993] W12 S26 E12 N26 $ S26 E4 FOP=[YR=1993] S4 E15
N4 W15 $ E15 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	100		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