LOT 28
ISLAND BLUFF SUB PB 5/92

OCTOPROP 01 LLC
2136 EGRET LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0028-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

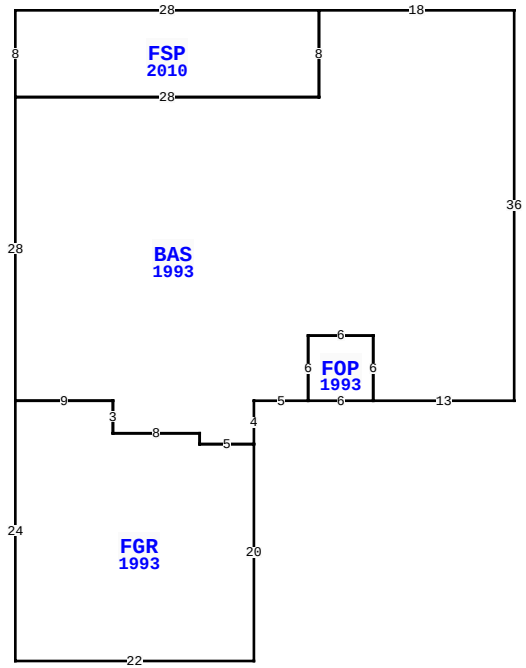
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,440	100	1993	1,440	224,584
FGR	484	55	1993	266	41,485
FOP	36	30	1993	11	1,716
FSP	224	40	2010	90	14,037
TOTALS	2,184			1,807	281,820

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,807	134.7800	187.34	338,523	1986	1986	0	0	0	16.75	83.25

1 SNGL FAM 0% - 2023 Heated Area: 1440 HX Base Yr



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

2136 EGRET LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	281,820
TOTAL MARKET OB/XF VALUE	504
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	487,324
SOH/AGL Deduction	126,463
ASSESSED VALUE	360,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	360,861
TOTAL JUST VALUE	487,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	376,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R00-2462	REPAIR/RRF	1,200	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2585/0041	8/12/2022	QC	U	I	11	100
GRANTOR: WALLACE KRISTEN S & J						
GRANTEE: OCTOPROP 01 LLC						
2568/1337	6/02/2022	QC	U	I	11	100
GRANTOR: OCTOPROP 01 LLC						
GRANTEE: WALLACE KRISTEN STE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 FSP=[YR=2010] W28 S8 E28 N8$ S8 W28 S28
FGR=[YR=1993] S24 E22 N20 W5 N1 W8 N3 W9$ E9 S3 E8 S1 E5 N4
E5 FOP=[YR=1993] E6 N6 W6 S6$ N6 E6 S6 E13 N36 $.

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
3	0940	SHEDS/PORT	0	0	6	8	48.00	SF	30.00	30.00	100	2010	2010	3	35	504	

LAND DESCRIPTION

TOTAL OB/XF 504

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	0006	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