LOT 44
ISLAND BLUFF SUB PB 5/92

LASSER JACOB/DAMM NATASHA
448 GLENWOOD AVENUE
OSPREY, FL 34229

2026

00-00-30-031B-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	12	CEDAR 20
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

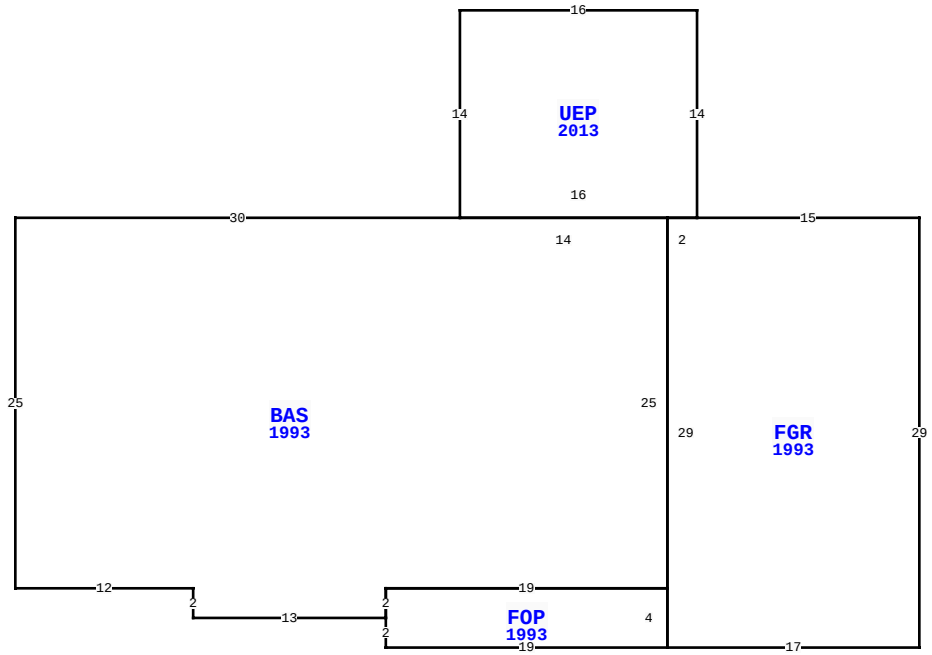
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,126	100	1993	1,126	169,942
FGR	493	55	1993	271	40,901
FOP	76	30	1993	23	3,472
UEP	224	60	2013	134	20,224
TOTALS	1,919			1,554	234,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,554	131.6106	182.94	284,289	1986	1986	0	0	0	17.50	82.50

1 SNGL FAM 0% - 2026 Heated Area: 1126 HX Base Yr



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

2116 EGRET LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	234,538
TOTAL MARKET OB/XF VALUE	1,960
TOTAL LAND VALUE - MARKET	205,000
TOTAL MARKET VALUE	441,498
SOH/AGL Deduction	0
ASSESSED VALUE	441,498
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	441,498
TOTAL JUST VALUE	441,498
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	427,462

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2867/196	5/08/2026	WD	Q	I	01	415,000
GRANTOR: POWELL TERRELL JAMES						
GRANTEE: LASSER JACOB						
1973/1988	4/15/2015	QC	U	I	11	100
GRANTOR: POWELL ELIZABETH JEAN						
GRANTEE: POWELL TERRELL JAME						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W15 UEP=[YR=2013] N14 W16 S14 BAS=[YR=1993] W30 S25 E12 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 W14 $ E16$ W2 S29 E17 N29 $.

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	1986	1986	3	56	1,960	

LAND DESCRIPTION

TOTAL OB/XF 1,960

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