



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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	1,176	100	1993	1,176	194,052
BAS	240	100	2015	240	39,602
FGR	493	55	1993	271	44,718
FOP	76	30	1993	23	3,795
TOTALS	1,985			1,710	282,167

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
7	0911	SCRN RM A	0	100	0	0	2,000.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,710	142.6000	198.21	338,939	1986	1986	0	0	0	16.75	83.25
1 SNGL FAM 100% - 2025 Heated Area: 1416 HX Base Yr 2025												
2111 EGRET LN, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
04/28/2026 MLU												

TOTAL OB/XF 78,500												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100	0006	RSF-2	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		282,167	
TOTAL MARKET OB/XF VALUE		78,500	
TOTAL LAND VALUE - MARKET		205,000	
TOTAL MARKET VALUE		565,667	
SOH/AGL Deduction		31,338	
ASSESSED VALUE		534,329	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		482,918	
TOTAL JUST VALUE		565,667	
NCON VALUE		36,000	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		485,228	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005351	SCRN ROOM	11,000	05/16/2025
B1529972	240 SFT	26,726	02/01/2015
B26081	ADDITION	8,519	05/01/2012
25025	REMODEL	8,500	08/01/2011
B000722	SWIM POOL	17,570	07/05/2000
3214	NEW CONSTR	25,454	08/01/1986

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2720/1634	6/24/2024	WD	Q	I	01	615,000
GRANTOR: SPARKS THERESA A &						
GRANTEE: MANWARING ROGER ALA						
1647/0406	10/30/2009	WD	U	I	12	175,000
GRANTOR: SPIVEY LAMAR C & HOLL						
GRANTEE: SPARKS THERESA A &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=1993] W10 BAS=[YR=2015] N12 W20 S12 BAS=[YR=1993] W33 S25 E14 S2 E13 FOP=[YR=1993] S2 E19 N4 W19 S2 \$ N2 E19 N25 W13\$ E20\$ W7 S29 E17 N29 \$.									