LOT 60
ISLAND BLUFF SUB PB 5/92

STUFF JAMES ROBERT & CATHERINE WARING
2121 EGRET LN
FERNANDINA BEACH, FL 32034

2026

00-00-30-031B-0060-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	12	CEDAR 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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

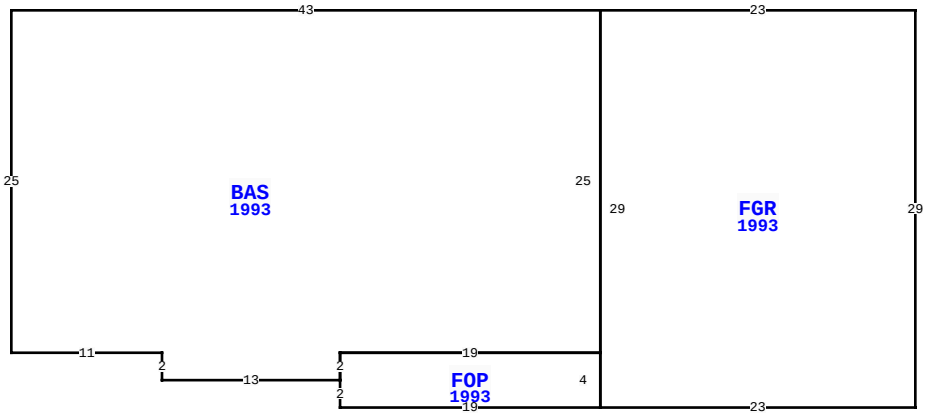
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,101	100	1993	1,101	168,403
FGR	667	55	1993	367	56,135
FOP	76	30	1993	23	3,518
TOTALS	1,844			1,491	228,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,491	134.1912	186.53	278,116	1986	1986	0	0	0	18.00	82.00

1 SNGL FAM 100% - 2009 Heated Area: 1101 HX Base Yr 2009



2121 EGRET LN, 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		228,055
TOTAL MARKET OB/XF VALUE		2,261
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		435,316
SOH/AGL Deduction		283,764
ASSESSED VALUE		151,552
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		100,141
TOTAL JUST VALUE		435,316
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,913

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8283	REMODEL	22,000	04/22/1994
3518	NEW CONSTR	3,518	07/01/1986

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2876/738	6/18/2026	WD	Q	I	01	425,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: STUFF JAMES ROBERT						
2861/0572	4/14/2026	WD	Q	I	01	450,900
GRANTOR: EMANUEL AUBREY L & MI						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W23 BAS=[YR=1993] W43 S25 E11 S2 E13
FOP=[YR=1993] S2 E19 N4 W19 S2 $ N2 E19 N25 $ S29 E23 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
3	1243	WD DECK F	0	100	0	0	614.00	SF	3.20	3.20	100	1986	1986	3	20	393	
4	1243	WD DECK F	0	100	8	16	128.00	SF	3.20	3.20	100	1994	1994	3	20	82	
6	0820	WOOD WALK	0	100	0	0	380.00	SF	11.75	11.75	100	1994	1994	3	40	1,786	

LAND DESCRIPTION

TOTAL OB/XF 2,261

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