LOT 31
IN OR 1825/80
OAK CREST #2 PB5/204

KIERNAN ELIZABETH G L/E/
2043 NEPTUNE CT
FERNANDINA BEACH, FL 32034

2026

00-00-30-0411-0031-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

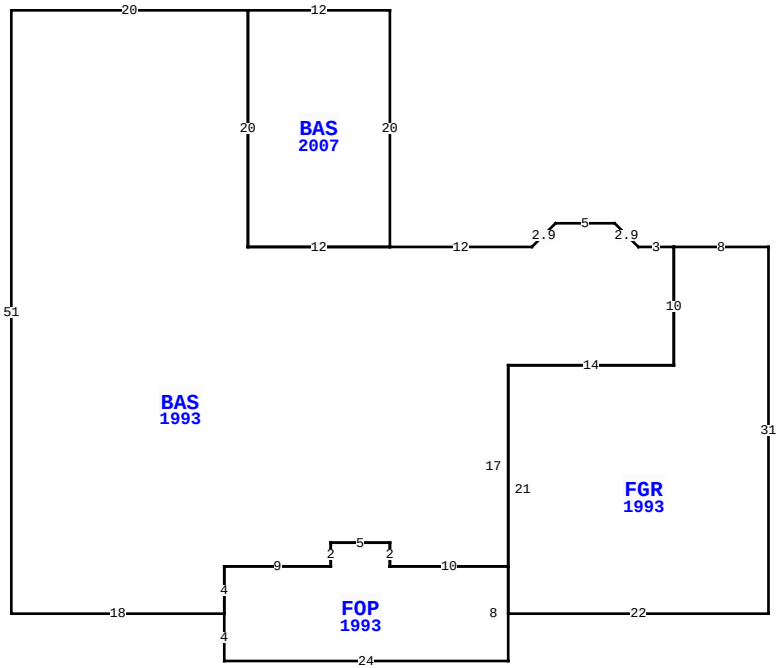
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 80
Exterior Wall	20	FACE BRICK 20
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2008.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,750	100	1993	1,750	240,519
BAS	240	100	2007	240	32,985
FGR	542	55	1993	298	40,957
FOP	202	30	1993	61	8,384
TOTALS	2,734			2,349	322,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,349	119.0112	165.43	388,595	1989	1993	0	0	0	16.92	83.08

1 SNGL FAM 100% - 2017 Heated Area: 1990 HX Base Yr 2017



2043 NEPTUNE CT, FERNANDINA BEACH

BLD DATE	05/12/2008 DJ	LGL DATE	
XF DATE		LAND DATE	04/28/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		322,845
TOTAL MARKET OB/XF VALUE		2,170
TOTAL LAND VALUE - MARKET		205,000
TOTAL MARKET VALUE		530,015
SOH/AGL Deduction		250,794
ASSESSED VALUE		279,221
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		222,810
TOTAL JUST VALUE		530,015
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,149

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B260000254	TUFF SHED (120 FT	8,356	01/12/2026
5777	NEW CONSTR	2,000	03/17/1989
2944	H/AC	2,000	03/14/1989
5563	NEW CONSTR	62,489	03/03/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/0080	11/13/2012	FJ	U	I	11	0
GRANTOR: KIERNAN NOEL EUGENE E						
GRANTEE: KIERNAN ELIZABETH G						
1508/0768	6/26/2007	WD	Q	I		320,000
GRANTOR: MOSS BRIAN J & KATHLE						
GRANTEE: KIERNAN NOEL						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W8 BAS=[YR=1993] W3 U2 L2 W5 D2 L2 W12
BAS=[YR=2007] N20 W12 S20 E12 $ W12 N20 W20 S51 E18
FOP=[YR=1993] S4E24 N8 W10 N2 W5 S2 W9 S4 $ N4E9 N2 E5 S2 E10
N17 E14 N10 $ S10 W14 S21 E22 N31 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	62	2,170	

LAND DESCRIPTION

TOTAL OB/XF 2,170

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		RG-1	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