LOT 56
IN OR 1928/505
BUCKS FDNA BEACH # 1PB2/30

ERGLE KENNETH & ELIZABETH
153 BAYLOR DR
RICHMOND HILL, GA 31324

2026

00-00-31-114A-0056-0000

NASSAU COUNTY PROPERTY

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	04	PLYWOOD 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

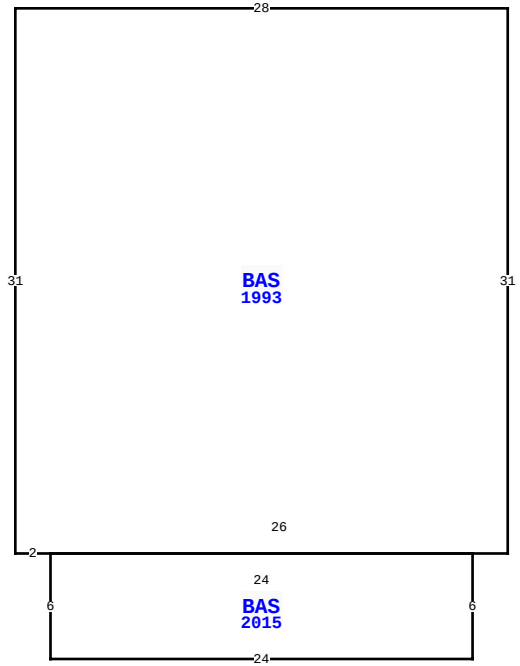
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	868	100	1993	868	149,603
BAS	144	100	2015	144	24,819
TOTALS	1,012			1,012	174,422

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	1,012	127.0080	210.83	213,360	1930	1980	0	0	0	18.25	81.75

1 SFR CUST 0% - 0 Heated Area: 1012 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/27/2026 MLU
INC DATE		AG DATE	

2656 S FLETCHER AVE, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	174,422
TOTAL MARKET OB/XF VALUE	7,875
TOTAL LAND VALUE - MARKET	1,050,000
TOTAL MARKET VALUE	1,232,297
SOH/AGL Deduction	16,136
ASSESSED VALUE	1,216,161
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,216,161
TOTAL JUST VALUE	1,232,297
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,137,849

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120954	H/AC	3,500	05/29/2012
20101673	REPAIR/RRF	3,600	09/24/2010
20090473	ELEC OTHER	1,500	04/16/2009
B969645	REMODEL	6,000	03/06/1996
6350	REPAIR/RRF	1,840	01/31/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1928/0505	7/18/2014	WD	Q	I	01	485,000
GRANTOR: HARDEE EDWARD H & DAV						
GRANTEE: ERGLE KENNETH & ELI						
1928/0505	7/18/2014	WD	Q	I	01	485,000
GRANTOR: HARDEE EDWARD H & DAV						
GRANTEE: ERGLE KENNETH & ELI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S31 E2BAS=[YR=2015] S6 E24 N6 W24$ E26 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	1242	WD DECK A	0	0	17	20	340.00	SF	10.00	10.00	100	2015	2015	3	60	2,040	
2	0416	DUNEWALKS	0	0	215	4	860.00	SF	30.00	30.00	100	1996	1996	3	20	5,160	
5	1076	TRELLIS A	0	0	10	10	100.00	SF	7.50	7.50	100	2015	2015	3	90	675	

LAND DESCRIPTION

TOTAL OB/XF 7,875

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	000120	C	RES OCEAN	0		R-2	50.00	290.00	50.00	FF		1.00	1.00	1.00	21,000.00	21,000.00	1,050,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 1,050,000 Market: 0 Agricultural: 0 Common: 1,050,000 PRINTED 07/09/2026 BY SYS