

BLOCK 2 LOT 5
OR 209/371
EGAN MEADOWS 1 PB 3/45

VOGELSANG GARY J & PAULA
6 N 14TH PL
FERNANDINA BEACH, FL 32034

2026

00-00-31-1240-0002-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	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

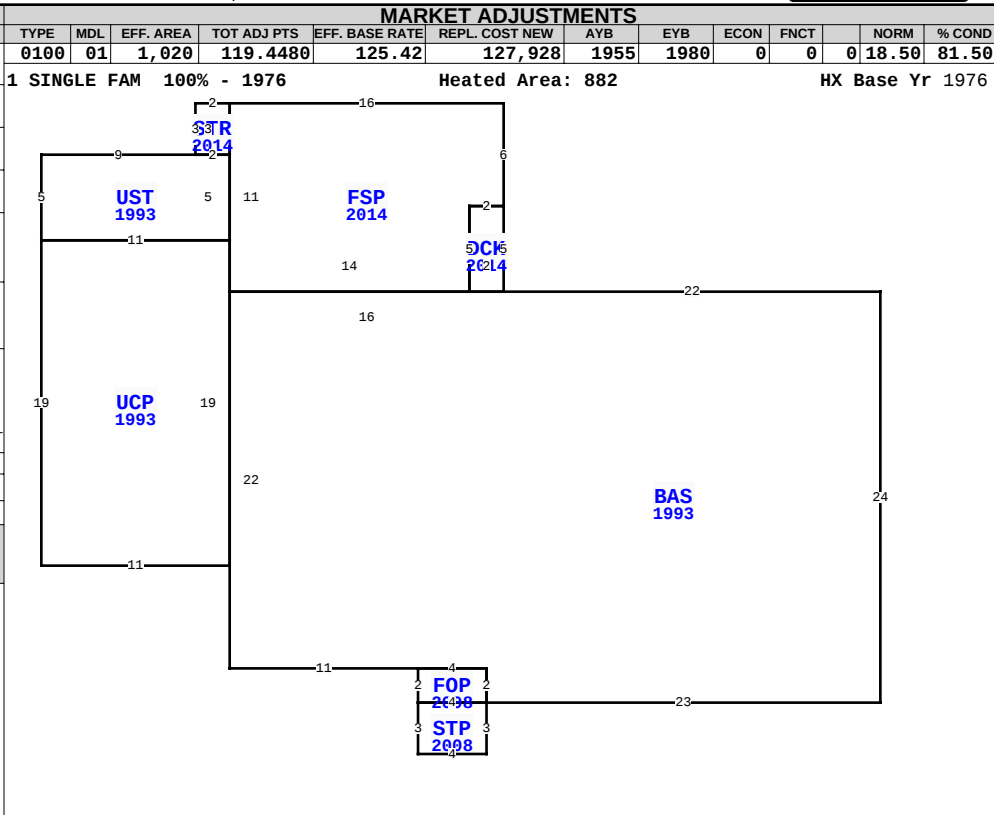
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1007.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	882	100	1993	882	90,155
DCK	10	10	2014	1	102
FOP	8	30	2008	2	205
FSP	166	40	2014	66	6,747
STP	12	10	2008	1	102
STR	6	10	2014	1	102
UCP	209	20	1993	42	4,293
UST	55	45	1993	25	2,556

TOTALS	1,348			1,020	104,261
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0940	SHEDS/PORT	0	100	10	8			13.20
3	0940	SHEDS/PORT	0	100	12	10			30.00



BLD DATE	07/21/2014	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	MLU

L N	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	0940	SHEDS/PORT	0	100	10	8			13.20	100	1990	1990	3	20	211	
3	0940	SHEDS/PORT	0	100	12	10			30.00	100	2010	2010	3	35	1,260	

LAND DESCRIPTION									TOTAL OB/XF							1,471		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA	
1	000100	C	RES	100	0006	R-1	73.00	137.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000.00	
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 0.00			Total Land Value: 200.000			Market: 0			Agricultural: 0			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		104,261	
TOTAL MARKET OB/XF VALUE		1,471	
TOTAL LAND VALUE - MARKET		200,000	
TOTAL MARKET VALUE		305,732	
SOH/AGL Deduction		247,072	
ASSESSED VALUE		58,660	
TOTAL EXEMPTION VALUE		HX HB	33,660
BASE TAXABLE VALUE		25,000	
TOTAL JUST VALUE		305,732	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		282,501	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20070478	REPAIR/RRF	3,200	03/22/2007
23550	REPAIR/RRF	2,500	01/01/1984

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0209/0371	1/01/1975	WD	Q	I		18,400			
GRANTOR:									
GRANTEE:									
0098/0823	1/01/1970	TA	U	I		8,700			
GRANTOR:									
GRANTEE:									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W22 DCK=[YR=2014] N5 FSP=[YR=2014] N6 W16 STR=[YR=2014] W2 S3 UST=[YR=1993] W9 S5 UCP=[YR=1993] S19 E11 N19 W11\$ E11 N5 W2\$ E2 N3\$ S11 E14 N5 E2\$ W2 S5 E2\$ W16 S22 E11 FOP=[YR=2008] S2 STP=[YR=2008] S3 E4 N3 W4\$ E4 N2 W4\$ E4 S2 E23 N24\$.									