LOT 20
SEA CASTLES PB 4/100

SMRE FL LLC
2727 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1670-0020-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

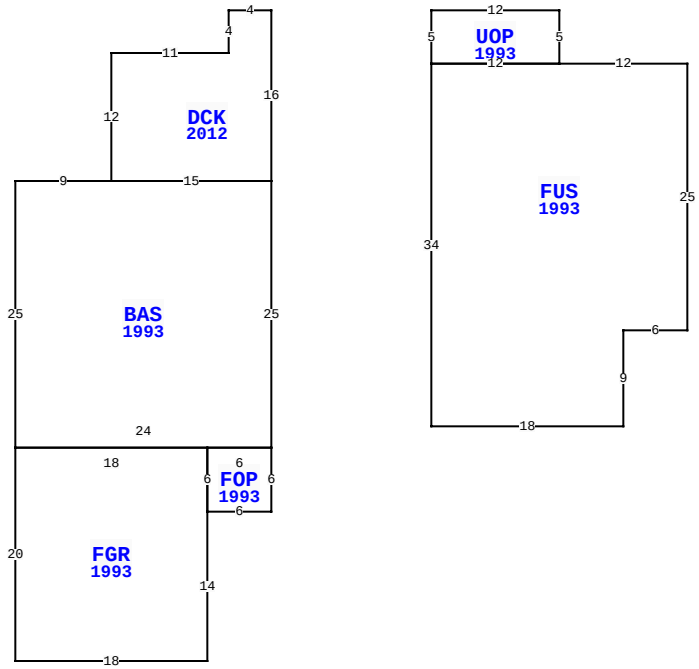
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	13	LVT/LAMNT 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1069.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	600	100	600	68,616
DCK	196	10	20	2,287
FGR	360	55	198	22,643
FOP	36	30	11	1,258
FUS	762	100	762	87,142
UOP	60	20	12	1,372
TOTALS	2,014		1,603	183,320

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0320	11	1,603	146.3537	139.04	222,881	1983	1983	0	0	0	17.75	82.25

1 TOWNHOUSE - 0% - 0 Heated Area: 1362 HX Base Yr



BLD DATE	09/25/2012	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

3165 1ST AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	183,320
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	383,320
SOH/AGL Deduction	53,664
ASSESSED VALUE	329,656
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	329,656
TOTAL JUST VALUE	383,320
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	299,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20132729	STUCCO	6,500	12/03/2013
20111703	ELEC OTHER	500	09/27/2011
20110110	REMODEL	5,000	01/25/2011
20052508	REPAIR/RRF	2,000	08/23/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2515/0295	11/16/2021	WD	Q	I	01	549,000
GRANTOR: ACE JEFFREY K & SANDR						
GRANTEE: SMRE FL LLC						
2040/1178	4/11/2016	QC	U	I	11	100
GRANTOR: ACE JEFFREY K & SANDR						
GRANTEE: ACE JEFFREY K & SAN						

BUILDING NOTES

BUILDING DIMENSIONS

DCK=[YR=2012] W4 S4 W11 S12 BAS=[YR=1993] W9 S25
FGR=[YR=1993] S20 E18 N14 FOP=[YR=1993] E6 N6 W6 S6$ N6
W18$ E24 N25 W15$ E15 N16$ PTR= E15 UOP=[YR=1993] E12 S5
FUS=[YR=1993] E12 S25 W6 S9 W18 N34 E12$ W12 N5$ W15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	SFR	0	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 05/26/2017 BY DJX Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 08/02/2023 BY SYS