

LOT 2
IN OR 2049/393
SEA GROVE PB 6/152-154

ANDREE MICHAEL R & SEREY B
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,986	100	1,986	300,288
FGR	537	55	295	44,605
FOP	121	30	36	5,443
FOP	305	30	92	13,911
FSP	182	40	73	11,038

TOTALS	3,131		2,482	375,284
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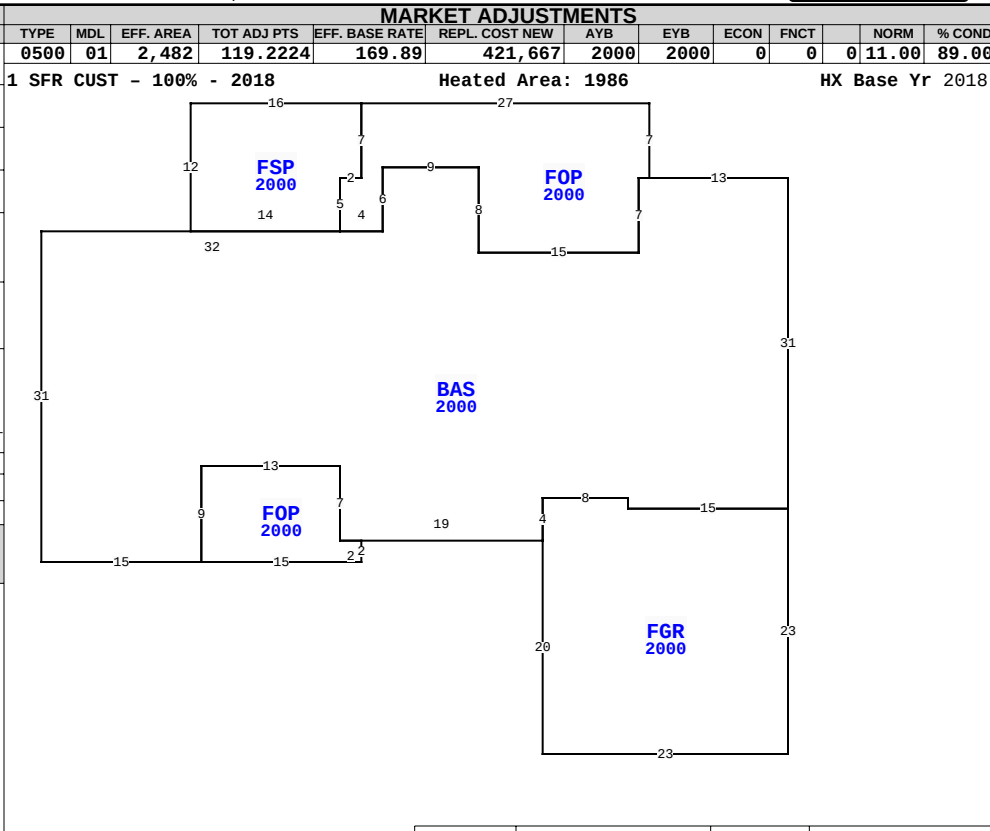
EXTRA FEATURES		
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,191.00	SF	6.50	6.50	100	2000	2000	3	80	6,193	
2	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
3	0845	KOOL DECK	0	100	0	0	629.00	SF	14.50	14.50	100	2000	2000	3	80	7,296	
4	0861	POOL GUNIT	0	100	0	0	446.00	SF	85.00	85.00	100	2000	2000	3	27	10,236	
5	0910	SCRN RM L	0	100	25	43	1,075.00	SF	15.00	15.00	100	2000	2000	3	20	3,225	
6	0835	QUARY TILE	0	100	8	2	16.00	SF	20.00	20.00	100	2001	2001	3	82	262	
7	1242	WD DECK A	0	100	4	3	12.00	SF	10.00	10.00	100	2000	2000	3	20	24	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	000

REVIEW DATE	07/12/2018	BY	DJX
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2797 JEAN LAFITTE DR, FERNANDINA BEACH

TOTAL OB/XF																	27,255
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TOTAL OB/XF																	27,255
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Market:	0
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Agricultural:	0
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Common:	225,000
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NASSAU COUNTY PROPERTY																	PAGE 1 of 1	2
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VALUATION SUMMARY																	STANDARD
VALUATION BY																	
Tax Group: 2																	
Tax Dist:																	
BUILDING MARKET VALUE																	375,284
TOTAL MARKET OB/XF VALUE																	27,255
TOTAL LAND VALUE - MARKET																	225,000
TOTAL MARKET VALUE																	627,539
SOH/AGL Deduction																	199,669
ASSESSED VALUE																	427,870
TOTAL EXEMPTION VALUE																	50,000
BASE TAXABLE VALUE																	377,870
TOTAL JUST VALUE																	627,539
NCON VALUE																	0
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE																	518,250

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991431	NEW CONSTR	128,500	10/22/1999

SALES DATA																
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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2049/0393	5/27/2016	WD	Q	I	01	480,000

GRANTOR: LAWSON SCOTT W & WEND

GRANTEE: ANDREE MICHAEL R &

1198/0549 12/30/2003 WD Q I 332,500

GRANTOR: MAYS JAY S & SUSAN E

GRANTEE: LAWSON SCOTT W & WE

BUILDING NOTES																
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BUILDING DIMENSIONS																
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BAS=[YR=2000] W13 FOP=[YR=2000] N7 W27 FSP=[YR=2000] W16
S12 E14 N5 E2 N7 \$ S7 W2 S5 E4 N6 E9 S8 E15 N7 E1 \$ W1 S7 W15
N8 W9 S6 W32 S31 E15 FOP=[YR=2000] E15 N2 W2 N7 W13 S9 \$ N9
E13 S7 E19 FGR=[YR=2000] S20 E23 N23 W15 N1 W8 S4 \$ N4 E8 S1
E15 N31 \$.

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