

LOT 3
IN OR 902/108
SEA GROVE PB 6/152-154

CASILLAS AMATLIN S & DINO A
2757 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0003-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	15 HARDTILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
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	2,618	100	2,618	406,155
FGR	528	55	290	44,991
FOP	85	30	26	4,034
FOP	200	30	60	9,308
PTO	156	5	8	1,241
PTO	348	5	17	2,638

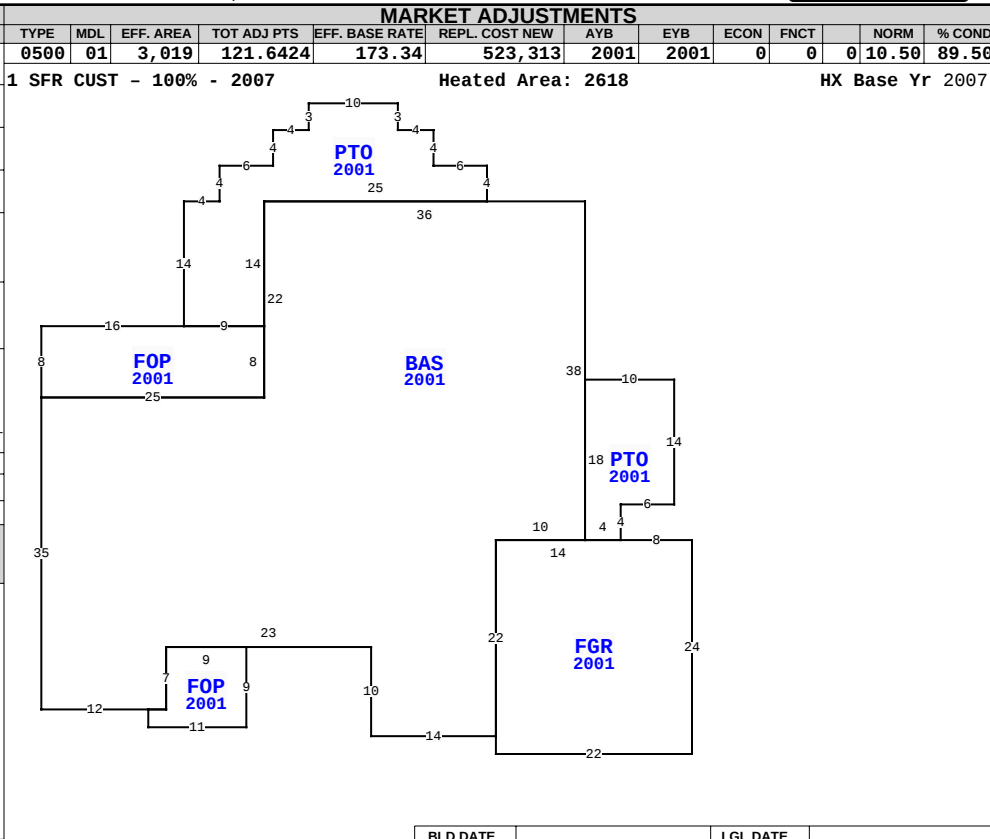
TOTALS	3,935	3,019	468,365
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EXTRA FEATURES

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	0819	CONC 12"	0 100	3	9	27.00	SF	9.50	9.50	100	2001	2001	3	82	210	
2	0819	CONC 12"	0 100	6	10	60.00	SF	9.50	9.50	100	2001	2001	3	82	467	
3	0819	CONC 12"	0 100	4	5	20.00	SF	9.50	9.50	100	2001	2001	3	82	156	
4	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	2001	2001	3	82	125	
5	0810	CONCRETE A	0 100	18	16	288.00	SF	6.50	6.50	100	2001	2001	3	82	1,535	
6	0810	CONCRETE A	0 100	29	18	522.00	SF	6.50	6.50	100	2001	2001	3	82	2,782	
7	0810	CONCRETE A	0 100	0	0	446.00	SF	6.50	6.50	100	2001	2001	3	82	2,377	
8	1126	CB/STC 8"	0 100	14	2	28.00	SF	8.00	8.00	100	2001	2001	3	82	184	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	0003



2757 SEA GROVE LN, FERNANDINA BEACH

TOTAL OB/XF																7,836
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NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		468,365
TOTAL MARKET OB/XF VALUE		7,836
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		701,201
SOH/AGL Deduction		326,939
ASSESSED VALUE		374,262
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		324,262
TOTAL JUST VALUE		701,201
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		577,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090258	H/AC	4,500	02/26/2009
991834	NEW CONSTR	174,000	12/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0902/0108	10/05/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CASILLAS AMATLIN &						
0902/0106	10/05/1999	WD	U	V	19	39,700
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS	
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PTO=[YR=2001] W6 N4 W4 N3 W10 S3 W4 S4 W6 S4 W4 S14
FOP=[YR=2001] W16 S8 BAS=[YR=2001] S35 E12 FOP=[YR=2001]
S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S10 E14 FGR=[YR=2001] S2 E22
N24 W8 PTO=[YR=2001] N4 E6 N14 W10 S18 E4 \$ W14 S22 \$ N22
E10 N38 W36 S22 W25 \$ E25 N8 W9 \$ E9 N14 E25 N4 \$.