LOT 6
SEA GROVE PB 6/152-154

PLUNKETT DAVID R & DENISE S
2751 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0006-0000

BUILDING CHARACTERISTICS

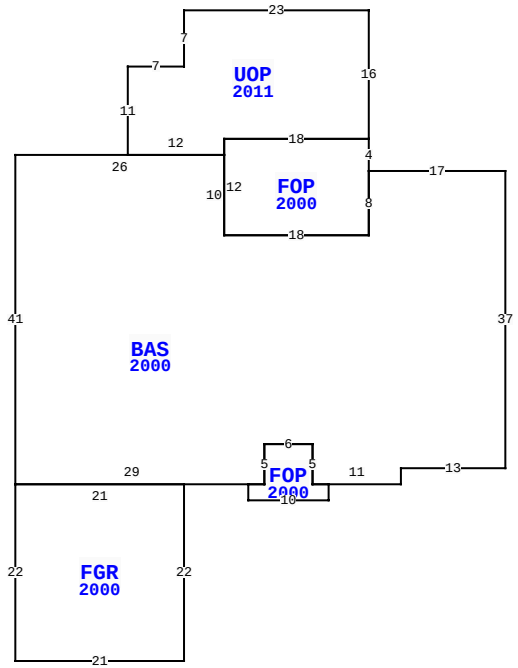
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2,231	347,277
FGR	462	55	254	39,538
FOP	50	30	15	2,335
FOP	216	30	65	10,118
UOP	455	20	91	14,165
TOTALS	3,414		2,656	413,433

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,656	120.7008	172.00	456,832	2000	2003	0	0	0	9.50	90.50

1 SFR CUST - 100% - 2021 Heated Area: 2231 HX Base Yr 2021



2751 SEA GROVE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		413,433
TOTAL MARKET OB/XF VALUE		15,835
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		654,268
SOH/AGL Deduction		192,131
ASSESSED VALUE		462,137
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		412,137
TOTAL JUST VALUE		654,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120211	XFOB	0	02/08/2012
20110728	XFOB	5,000	05/12/2011
20110630	GAS	745	04/26/2011
20110603	SWIM POOL	21,500	04/21/2011
20110604	ELEC OTHER	650	04/21/2011
20110605	OTHER	800	04/21/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2344/1998	3/06/2020	WD	Q	I	01	530,000
GRANTOR: WEST ARDATH L						
GRANTEE: PLUNKETT DAVID R &						
1725/1252	2/18/2011	WD	Q	I	02	330,000
GRANTOR: COOK GEORGE P & REBEC						
GRANTEE: WEST WALTER D & ARD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 FOP=[YR=2000] N4 UOP=[YR=2011] N16 W23 S7 W7 S11 E12 N2 E18$ W18 S12 E18 N8 $ S8 W18 N10 W26 S41 FGR=[YR=2000] S22 E21 N22 W21 $E29 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N2 E13 N37 $.

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	0810	CONCRETE A	0	100	0	0	656.00	SF	6.50	6.50	100	2000	2000	3	80	3,411	
2	0810	CONCRETE A	0	100	38	4	152.00	SF	6.50	6.50	100	2000	2000	3	80	790	
3	0819	CONC 12"	0	100	10	1	10.00	SF	9.50	9.50	100	2000	2000	3	80	76	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
5	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	80	182	
6	0810	CONCRETE A	0	100	4	3	12.00	SF	6.50	6.50	100	2000	2000	3	80	62	
7	0866	POOL FIBER	0	100	0	0	40.00	SF	72.00	72.00	100	2011	2011	3	55	1,584	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	55	1,100	
9	0911	SCRN RM A	0	100	0	0	480.00	SF	17.50	17.50	100	2011	2011	3	55	4,620	
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	95	1,900	

TOTAL OB/XF 13,744

LAND DESCRIPTION

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	100	0003	R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 07/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS

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TOTAL JUST VALUE		654,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		538,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110527	ADDITION	40,000	04/12/2011
20101632	H/AC	4,500	09/20/2010
2002212	NEW CONSTR	140,000	02/17/2000

SALES DATA

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BUILDING DIMENSIONS

EXTRA FEATURES

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11	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2011	2011	3	55	154	
12	0855	CONC PAVER	0	100	4	4	16.00	SF	7.00	7.00	100	2011	2011	3	93	104	
13	0810	CONCRETE A	0	100	0	0	300.00	SF	6.50	6.50	100	2012	2012	3	94	1,833	

LAND DESCRIPTION

TOTAL OB/XF 2,091

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

REVIEW DATE 07/09/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS