

LOTS 8 & PT OF TRACT A
IN OR 2288/1693
SEA GROVE S/D PBK 6/152

IRMO STEPHEN G &/YACKEE SUSAN K
2747 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0008-0000



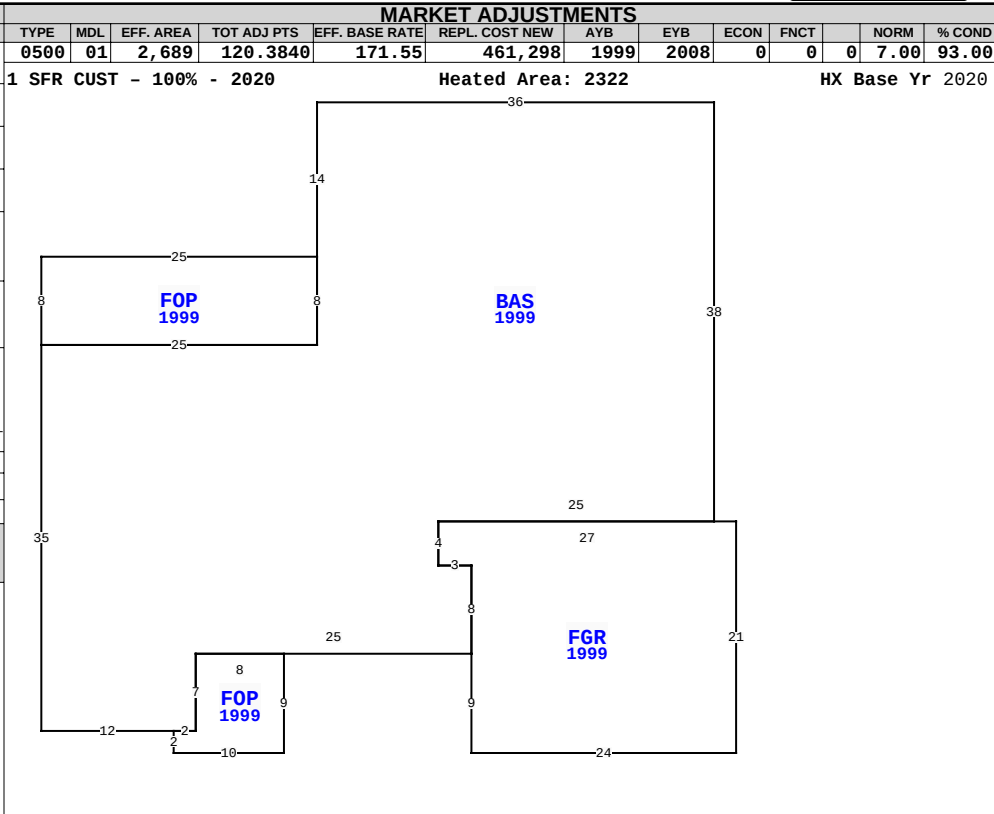
BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	23 REINF CONC 20
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	15 HARDTILE 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100

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	2,322	100	2,322	370,455
FGR	516	55	284	45,310
FOP	76	30	23	3,670
FOP	200	30	60	9,572

TOTALS	3,114	2,689	429,007
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0855	CONC PAVER	0	100	0	0	1,437.00	SF	7.00
3	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00
4	0858	SCULP CONC	0	100	0	0	475.00	SF	13.00
5	0910	SCRN RM L	0	100	34	25	850.00	SF	15.00
6	0819	CONC 12"	0	100	3	5	15.00	SF	9.50
7	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50
8	1242	WD DECK A	0	100	4	4	16.00	SF	10.00
9	1242	WD DECK A	0	100	3	3	9.00	SF	10.50
10	0851	PATIO STON	0	100	0	0	41.00	SF	1.50



2747 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
2	0855	CONC PAVER	0	100	0	0	1,437.00	SF	7.00	7.00	100	2014	2014	3	95	9,556	
3	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	1999	1999	3	25	7,969	
4	0858	SCULP CONC	0	100	0	0	475.00	SF	13.00	13.00	100	1999	1999	3	94	5,805	
5	0910	SCRN RM L	0	100	34	25	850.00	SF	15.00	15.00	100	1999	1999	3	20	2,550	
6	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	1999	1999	3	79	113	
7	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1999	1999	3	79	154	
8	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1999	1999	3	20	32	
9	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1999	1999	3	20	19	
10	0851	PATIO STON	0	100	0	0	41.00	SF	1.50	1.50	100	2000	2000	3	80	49	

LAND DESCRIPTION										TOTAL OB/XF					29,187				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA		
1	000134	C	SFR POND	100		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.10	225,000.00	247,500.00	2		
REVIEW DATE		07/09/2018		BY DJX		Total Acres: 0.00			Total Land Value: 247,500			Market: 0			Agricultural: 0				

NASSAU COUNTY PROPERTY										PAGE 1 of 1										2									
VALUATION SUMMARY										STANDARD																			
VALUATION BY										Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										429,007																			
TOTAL MARKET OB/XF VALUE										29,187																			
TOTAL LAND VALUE - MARKET										247,500																			
TOTAL MARKET VALUE										705,694																			
SOH/AGL Deduction										161,059																			
ASSESSED VALUE										544,635																			
TOTAL EXEMPTION VALUE										50,000										HX HB									
BASE TAXABLE VALUE										494,635																			
TOTAL JUST VALUE										705,694																			
NCON VALUE										0																			
INCOME VALUE																													
PREVIOUS YEAR MKT VALUE										658,595																			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990519	NEW CONSTR	163,000	05/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/1693	7/08/2019	WD	Q	I	01	640,000
GRANTOR: ARMENANTE DEBRA A & M						
GRANTEE: IRMO STEPHEN G & SU						
2165/0272	12/14/2017	WD	Q	I	01	610,000
GRANTOR: FASANO GARY & CANDACE						
GRANTEE: ARMENANTE DEBRA A &						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W36 S14 FOP=[YR=1999] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1999] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1999] S9 E24 N21 W27 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.									