

LOT 10
IN OR 1852/1313
SEA GROVE PB 6/152-154

SMITH DARLENE HAMMAR &/MCCAFFREY JOANNE ALINA
2743 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0010-0000



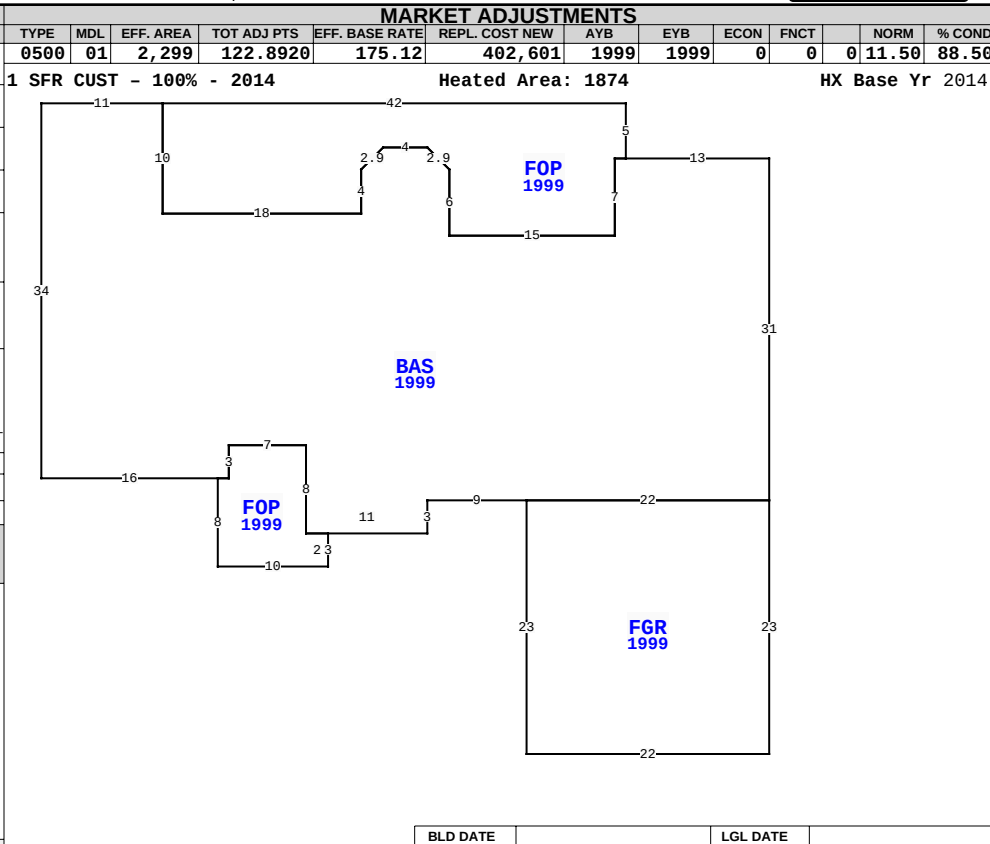
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	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	1,874	100	1,874	290,435
FGR	506	55	278	43,084
FOP	91	30	27	4,184
FOP	401	30	120	18,597
TOTALS	2,872		2,299	356,302

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	85	16	1,360.00	SF	6.50
2	0819	CONC 12"	0	100	4	4	16.00	SF	9.50
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00
4	1243	WD DECK F	0	100	4	5	20.00	SF	8.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	100		R-1A	0.00	0.00	1.00



2743 SEA GROVE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	08/01/2023	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		356,302	
TOTAL MARKET OB/XF VALUE		7,154	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		610,956	
SOH/AGL Deduction		287,108	
ASSESSED VALUE		323,848	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		273,848	
TOTAL JUST VALUE		610,956	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		507,759	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990708	NEW CONSTR	117,200	06/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1852/1313	4/24/2013	WD	Q	I	02	330,000
GRANTOR: EGAN RICHARD B & PATR						
GRANTEE: SMITH DARLENE HAMMA						
1229/0396	5/10/2004	WD	Q	I		312,000
GRANTOR: LAWHORNE PEGGY M ETAL						
GRANTEE: EGAN RICHARD B & PA						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1999] W13 FOP=[YR=1999] N5 W42 S10 E18 N4 U2 R2 E4 R2 D2 S6 E15 N7 E1 \$ W1 S7 W15 N6 L2 U2 W4 L2 D2 S4 W18 N10 W11 S34 E16 FOP=[YR=1999] S8 E10 N3 W2 N8 W7 S3 W1 \$ E1 N3 E7 S8 E11 N3 E9 FGR=[YR=1999] S23 E22 N23 W22 \$ E22 N31 \$									