

LOT 11
IN OR 907/718
SEA GROVE PB 6/152-154

WEBSTER DAVID & JOANN RAY
501 CARLSON PARKWAY #418
MINNETONKA, MA 55205

2023

00-00-31-1676-0011-0000



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 Floo	14 CARPET 90
Interior Floo	11 CLAY TILE 10
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
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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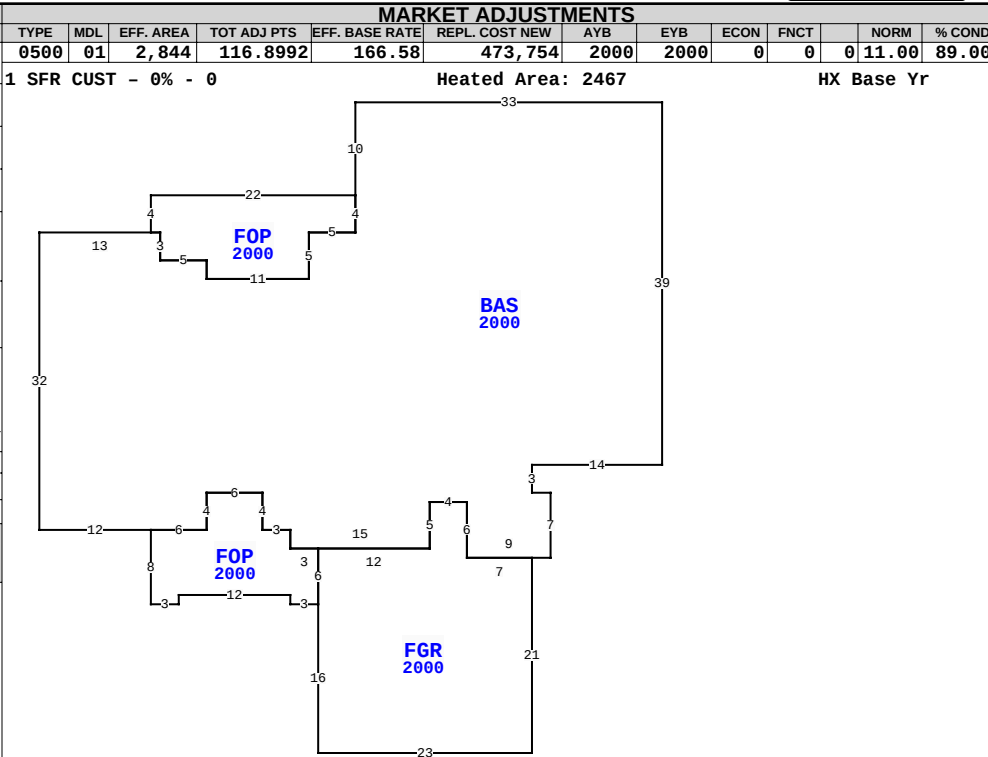
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,467	100	2,467	365,748
FGR	519	55	285	42,253
FOP	150	30	45	6,671
FOP	158	30	47	6,968

TOTALS	3,294	2,844	421,641
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0810	CONCRETE A	0	0	0	0	2,235.00	SF	6.50	6.50	
3	0819	CONC 12"	0	0	10	4	40.00	SF	9.50	9.50	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	
5	1242	WD DECK A	0	0	3	3	9.00	SF	11.00	11.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	0		R-1A	0.00	0.00	1.00	LT	



2741 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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0	0	0	0	2,235.00	SF	6.50	6.50	100	2000	2000	3	80	11,622	
3	0819	CONC 12"	0	0	10	4	40.00	SF	9.50	9.50	100	2000	2000	3	80	304	
4	1242	WD DECK A	0	0	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
5	1242	WD DECK A	0	0	3	3	9.00	SF	11.00	11.00	100	2000	2000	3	20	20	

TOTAL OB/XF											
14,969											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		421,641	
TOTAL MARKET OB/XF VALUE		14,969	
TOTAL LAND VALUE - MARKET		247,500	
TOTAL MARKET VALUE		684,110	
SOH/AGL Deduction		135,029	
ASSESSED VALUE		549,081	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		549,081	
TOTAL JUST VALUE		684,110	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		563,064	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121702	H/AC	4,601	08/16/2012
2003969	TRIM ONLY	160,000	09/14/2000
2001900	NEW CONSTR	160,000	01/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0907/0718	11/09/1999	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					74,000
GRANTEE: WEBSTER DAVID & JOA					
0907/0716	11/09/1999	WD	U	V	19
GRANTOR: RIVER OAKS JOINT VENT					39,700
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W33 S10 FOP=[YR=2000] W22 S4 E1 S3 E5 S2 E11 N5 E5 N4 \$ S4 W5 S5 W11 N2 W5 N3 W13 S32 E12 FOP=[YR=2000] S8 E3 N1 E12 S1 E3 FGR=[YR=2000] S16 E23 N21 W7 N6 W4 S5 W12 S6 \$ N6 W3 N2 W3 N4 W6 S4 W6 \$ E6 N4 E6 S4 E3 S2 E15 N5 E4 S6 E9 N7 W2 N3 E14 N39 \$.											