

LOT 19
IN OR 2207/26
SEA GROVE PB 6/152-154

BRANOFF RICHARD T & ELLEN A
2725 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0019-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
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	4 100
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

NEIGHBORHOOD/LOC 1080.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100	2,592	399,874
FGR	630	55	346	53,379
FOP	76	30	23	3,548
FOP	200	30	60	9,256

TOTALS 3,498 3,021 466,057

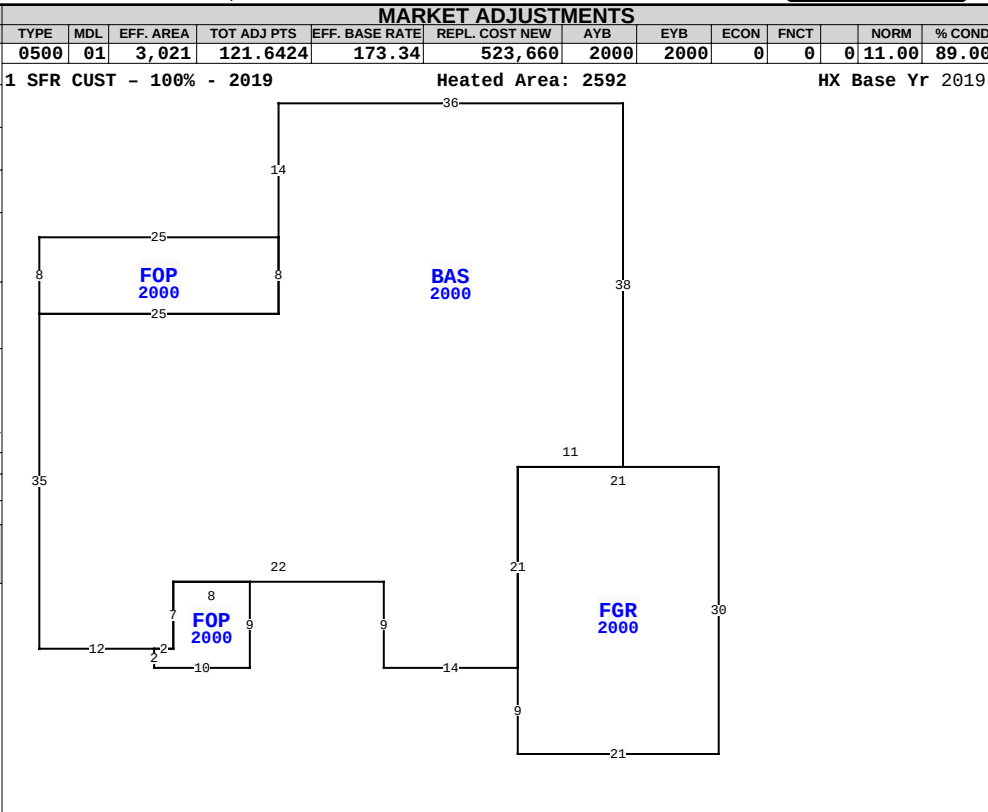
EXTRA FEATURES

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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
3	0819	CONC 12"	0 100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	80	243	
4	0810	CONCRETE A	0 100	89	3	267.00	SF	6.50	6.50	100	2000	2000	3	80	1,388	
5	0810	CONCRETE A	0 100	0	0	1,683.00	SF	6.50	6.50	100	2000	2000	3	80	8,752	
6	0861	POOL GUNIT	0 100	0	0	411.00	SF	85.00	85.00	100	2000	2000	3	27	9,432	
7	0858	SCULP CONC	0 100	0	0	539.00	SF	13.00	13.00	100	2000	2000	3	94	6,587	
8	0910	SCRN RM L	0 100	38	25	950.00	SF	15.00	15.00	100	2000	2000	3	20	2,850	
9	1242	WD DECK A	0 100	3	6	18.00	SF	10.50	10.50	100	2000	2000	3	20	38	
10	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		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 07/30/2018 BY DJX



2725 JEAN LAFITTE DR, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE	08/01/2023	MLU
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TOTAL OB/XF 32,529

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		R-1A	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000

NASSAU COUNTY PROPERTY PAGE 1 of 2

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		466,057
TOTAL MARKET OB/XF VALUE		33,056
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		724,113
SOH/AGL Deduction		406,270
ASSESSED VALUE		317,843
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		267,843
TOTAL JUST VALUE		724,113
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,023

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002003	XFOB	6,084	01/20/2000
991527	SWIM POOL	15,900	11/08/1999
990566	NEW CONSTR	193,000	06/02/1999

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0026	6/27/2018	WD	Q	I	01	535,000

GRANTOR: DAVIS HALL REVOCABLE
GRANTEE: BRANOFF RICHARD T &
1013/0061 10/12/2001 QC U I 06 100
GRANTOR: DAVIS HAL
GRANTEE: DAVIS HAL TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S14 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25
S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E22 S9 E14
FGR=[YR=2000] S9 E21 N30 W21 S21 \$ N21 E11 N38 \$.

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