



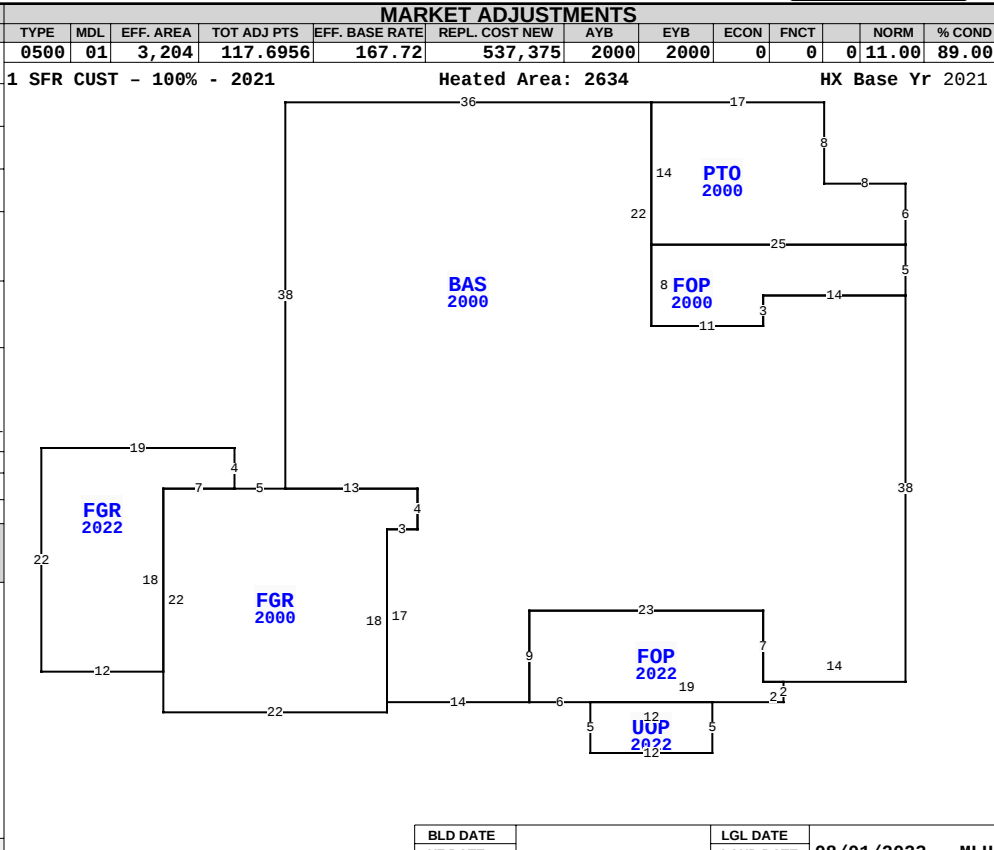
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	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	2,634	100	2,634	393,179
FGR	496	55	273	40,751
FGR	292	55	161	24,033
FOP	158	30	47	7,016
FOP	211	30	63	9,404
PTO	286	5	14	2,090
UOP	60	20	12	1,792
TOTALS	4,137		3,204	478,264

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
4	0819	CONC 12"	0	100	5	9			9.50	100	2000	2000	3
5	0810	CONCRETE A	0	100	6	4			6.50	100	2000	2000	3
7	0855	CONC PAVER	0	100	79	3			10.00	100	2022	2022	3
8	0855	CONC PAVER	0	100	53	16			10.00	100	2022	2022	3
9	0855	CONC PAVER	0	100	12	3			10.00	100	2022	2022	3

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
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00



2720 JEAN LAFITTE DR, FERNANDINA BEACH										08/01/2023	MLU

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		478,264	
TOTAL MARKET OB/XF VALUE		11,677	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		714,941	
SOH/AGL Deduction		256,263	
ASSESSED VALUE		458,678	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		408,678	
TOTAL JUST VALUE		714,941	
NCON VALUE		42,963	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,532	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200033	REMODEL	0	02/12/2020
20190204	GARAGE	275,000	01/02/2020
20100137	H/AC	5,000	01/27/2010
2001947	XFOB	2,612	01/20/2000
990522	NEW CONSTR	187,800	05/25/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2364/1108	5/27/2020	QC	U	I	11	100
GRANTOR: PATTERSON GARY J						
GRANTEE: PATTERSON GARY J &						
2364/0323	5/27/2020	QC	U	I	11	100
GRANTOR: PATTERSON GARY J						
GRANTEE: PATTERSON GARY J &						

BUILDING NOTES													
BUILDING DIMENSIONS													
PTO=[YR=2000] W8 N8 W17 BAS=[YR=2000] W36 S38 FGR=[YR=2000] W5 FGR=[YR=2022] N4 W19 S22 E12 N18 E7\$ W7 S22 E22 N18 E3 N4 W13 \$ E13 S4 W3 S17 E14 FOP=[YR=2022] E6 UOP=[YR=2022] S5 E12 N5 W12\$ E19 N2 W2 N7 W23 S9\$ N9 E23 S7 E14 N38 FOP=[YR=2000] N5 W25 S8 E11 N3 E14 \$ W14 S3 W11 N22 \$ S14 E25 N6 \$.													