

LOT 21
L/E OR 1521/1072
SEA GROVE PB 6/152-154

GOSNELL VALERIE A L/E/
2726 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0021-0000



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 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	2,278	100	2,278	350,420
FCP	308	25	77	11,845
FGR	504	55	277	42,611
FOP	250	30	75	11,537
FOP	392	30	118	18,152
SFB	121	80	97	14,921

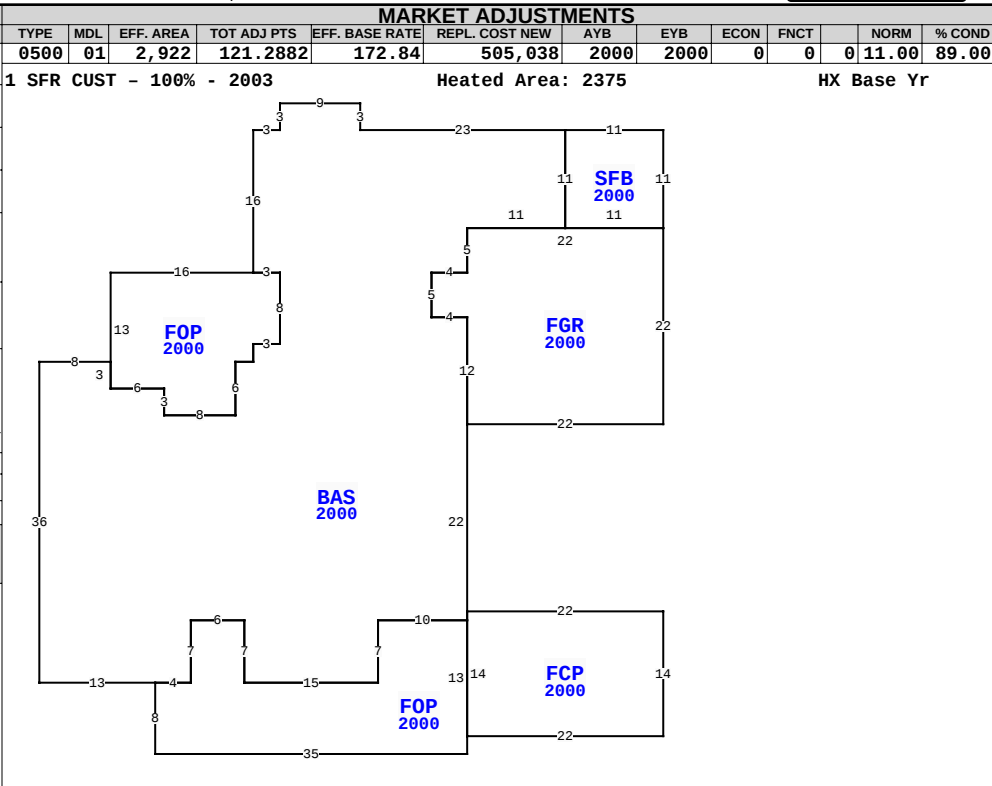
TOTALS	3,853		2,922	449,484
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EXTRA FEATURES				
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L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0855	CONC PAVER	0	100	0	0	960.00	SF	7.00	7.00	100	2014	2014	3	95	6,384	
3	0855	CONC PAVER	0	100	0	0	172.00	SF	7.00	7.00	100	2014	2014	3	95	1,144	
4	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	80	243	
5	1241	WD DECK G	0	100	17	7	119.00	UT	11.50	11.50	100	2000	2000	3	29	397	
6	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
7	1242	WD DECK A	0	100	0	0	40.00	SF	12.00	12.00	100	2000	2000	3	20	96	
8	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2000	2000	3	27	8,055	
9	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
10	0858	SCULP CONC	0	100	0	0	585.00	SF	13.00	13.00	100	2000	2000	3	94	7,149	

LAND DESCRIPTION				
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							



BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU

2726 JEAN LAFITTE DR, FERNANDINA BEACH									
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TOTAL OB/UF										26,710									

NASSAU COUNTY PROPERTY										PAGE 1 of 2										2									
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VALUATION SUMMARY										STANDARD									
VALUATION BY																			
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										449,484									
TOTAL MARKET OB/UF VALUE										30,110									
TOTAL LAND VALUE - MARKET										225,000									
TOTAL MARKET VALUE										704,594									
SOH/AGL Deduction										60,448									
ASSESSED VALUE										644,146									
TOTAL EXEMPTION VALUE										13									
BASE TAXABLE VALUE										0									
TOTAL JUST VALUE										704,594									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										579,654									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003001	XFOB	5,947	05/18/2000
2002383	SWIM POOL	19,200	03/08/2000
991433	NEW CONSTR	153,000	10/22/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1521/1072	8/24/2007	WD	U	I	18	100			

GRANTOR: GOSNELL PAUL A & VALE									
GRANTEE: GOSNELL PAUL A & VA									
0894/1240	8/09/1999	WD	Q	V				69,000	
GRANTOR: BRYLEN HOMES LTD									
GRANTEE: GOSNELL PAUL & VALE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
SFB=[YR=2000] W11 BAS=[YR=2000] W23 N3 W9 S3 W3 S16									
FOP=[YR=2000] W16 S13 E6 S3 E8 N6 E2 N2 E3 N8 W3 S E3 S8 W3									
S2 W2 S6 W8 N3 W6 N3 W8 S3 E13 FOP=[YR=2000] S8 E35 N2									
FCP=[YR=2000] E22 N14 W22 S14 S N13 W10 S7 W15 N7 W6 S7 W4 S									
E4 N7 E6 S7 E15 N7 E10 N22 FGR=[YR=2000] E22 N22 W22 S5 W4									
S5 E4 S12 S N12 W4 N5 E4 N5 E11 N11 S S11 E11 N11 S .									

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