LOT 27
IN OR 2031/411
SEA GROVE PB 6/152-154

FORRESTER STEVEN R
2762 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0027-0000

BUILDING CHARACTERISTICS

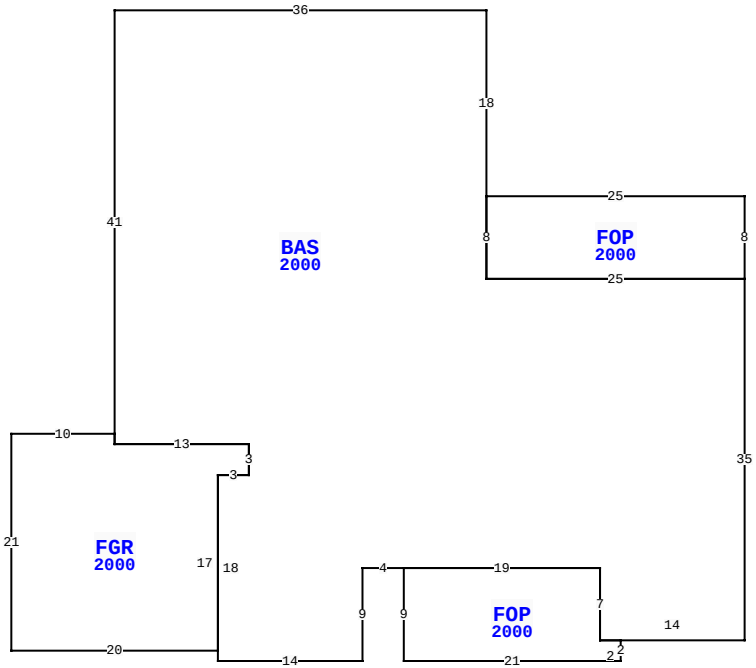
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,739	100	2,739	440,567
FGR	419	55	230	36,996
FOP	175	30	52	8,364
FOP	200	30	60	9,651
TOTALS	3,533		3,081	495,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,081	126.8300	180.73	556,829	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2019 Heated Area: 2739 HX Base Yr 2019



2762 JEAN LAFITTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		495,578
TOTAL MARKET OB/XF VALUE		36,383
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		756,961
SOH/AGL Deduction		167,782
ASSESSED VALUE		589,179
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		534,179
TOTAL JUST VALUE		756,961
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		709,530

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010997	XFOB	1,000	05/09/2001
2002422	XFOB	5,239	03/14/2000
991526	SWIM POOL	15,300	11/08/1999
990766	NEW CONSTR	192,000	06/30/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/0411	3/01/2016	WD	Q	I	01	657,500
GRANTOR: ROGERS THERON L & TAR						
GRANTEE: FORRESTOR STEVEN R						
1516/1038	8/02/2007	WD	Q	I		625,000
GRANTOR: CHRISTENSEN KENNETH J						
GRANTEE: ROGERS THERON L & T						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2000] W25 BAS=[YR=2000] N18 W36 S41 FGR=[YR=2000] W10 S21 E20 N17 E3 N3 W13 N1 $ S1 E13 S3 W3 S18 E14 N9 E4 FOP=[YR=2000] S9 E21 N2 W2 N7 W19 $ E19 S7 E14 N35 W25 N8 $ S8 E25 N8 $.

EXTRA FEATURES

LN	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	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2000	2000	3	80	200	
3	0825	BRICK	0	100	0	0	1,363.00	SF	12.50	12.50	100	2000	2000	3	94	16,015	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32	
6	0910	SCRN RM L	0	100	34	25	850.00	SF	15.00	15.00	100	2000	2000	3	20	2,550	
7	0861	POOL GUNIT	0	100	25	15	375.00	SF	85.00	85.00	100	2000	2000	3	27	8,606	
8	0858	SCULP CONC	0	100	0	0	475.00	SF	13.00	13.00	100	2000	2000	3	94	5,805	
9	0819	CONC 12"	0	100	3	8	24.00	SF	9.50	9.50	100	2000	2000	3	80	182	

LAND DESCRIPTION

TOTAL OB/XF 36,383

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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							

REVIEW DATE 07/30/2018 BY DJX Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS