

LOT 28
IN OR 1908/17
SEA GROVE PB 6/152-154

BROWN ROBERT A & EILEEN F
2768 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0028-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	16	WD FR STUC 80	0500	01	3,039	117.6956	167.72	509,701	2000	2000	0	0	11.00	89.00															
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2001													Heated Area: 2460													
Roof Structure	08	IRREGULAR 100														HX Base Yr 2001													
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floor	14	CARPET 70																											
Interior Floor	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																										
NEIGHBORHOOD/LOC			1080.00																										
AREA TYPE			TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																							
BAS			2,460	100	2,460	367,206																							
FGR			762	55	419	62,545																							
FOP			208	30	62	9,255																							
FOP			314	30	94	14,032																							
PTO			80	5	4	597																							
TOTALS			3,824		3,039	453,634																							
EXTRA FEATURES			2768 JEAN LAFITTE DR, FERNANDINA BEACH																										
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			0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2000	2000	3	80	400											
2			0819	CONC 12"	0	100	2	9	18.00	SF	9.50	9.50	100	2000	2000	3	80	137											
3			0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	80	874											
4			0810	CONCRETE A	0	100	66	17	1,122.00	SF	6.50	6.50	100	2000	2000	3	80	5,834											
5			0810	CONCRETE A	0	100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	80	62											
6			1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18											
7			1242	WD DECK A	0	100	5	8	40.00	SF	10.00	10.00	100	2000	2000	3	20	80											
8			1242	WD DECK A	0	100	5	12	60.00	SF	10.00	10.00	100	2000	2000	3	20	120											
9			0910	SCRN RM L	0	100	0	0	813.00	SF	15.00	15.00	100	2000	2000	3	20	2,439											
10			0861	POOL GUNIT	0	100	0	0	325.00	SF	85.00	85.00	100	2000	2000	3	27	7,459											
LAND DESCRIPTION			TOTAL OB/UF 17,423																										
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		Total Acres: 0.00		Total Land Value: 225,000		Market: 0		Agricultural: 0		Common: 225,000		PRINTED 08/02/2023 BY SYS										

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