

LOT 30
SEA GROVE PB 6/152-154

FERGUSON DAVID W & MARY J
2780 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32035-3106

2023

00-00-31-1676-0030-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																	
Exterior Wall	16	WD FR STUC 80								0500	01	2,783	119.6448	170.49	474,474	2000	2018	0	0	0	2.00	98.00	VALUATION BY STANDARD																
Exterior Wall	23	REINF CONC 20								1 SFR CUST - 0% - 2023										Heated Area: 2322										HX Base Yr									
Roof Structure	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	2	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	2,322	100	2,322	387,960																																			
FGR	546	55	300	50,124																																			
FOP	85	30	26	4,344																																			
FOP	300	30	90	15,037																																			
FST	60	55	33	5,513																																			
PTO	250	5	12	2,005																																			
TOTALS		3,563		2,783		464,985																																	
EXTRA FEATURES										2780 JEAN LAFITTE DR, FERNANDINA BEACH																													
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975																							
2	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2000	2000	3	80	3,744																							
3	0810	CONCRETE A	0	0	79	3	237.00	SF	6.50	6.50	100	2000	2000	3	80	1,232																							
4	0819	CONC 12"	0	0	3	9	27.00	SF	9.50	9.50	100	2000	2000	3	80	205																							
5	0819	CONC 12"	0	0	5	10	50.00	SF	9.50	9.50	100	2000	2000	3	80	380																							
6	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18																							
LAND DESCRIPTION										TOTAL OB/XF										8,554																			
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	0		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																																							