

LOT 32
IN OR 978/1576
SEA GROVE PB 6/152-154

NELSON CRAIG H & JUDITH J
2786 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	14	CARPET 40
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
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2,584	407,310
FGR	420	55	231	36,412
FOP	76	30	23	3,626
FSP	200	40	80	12,610

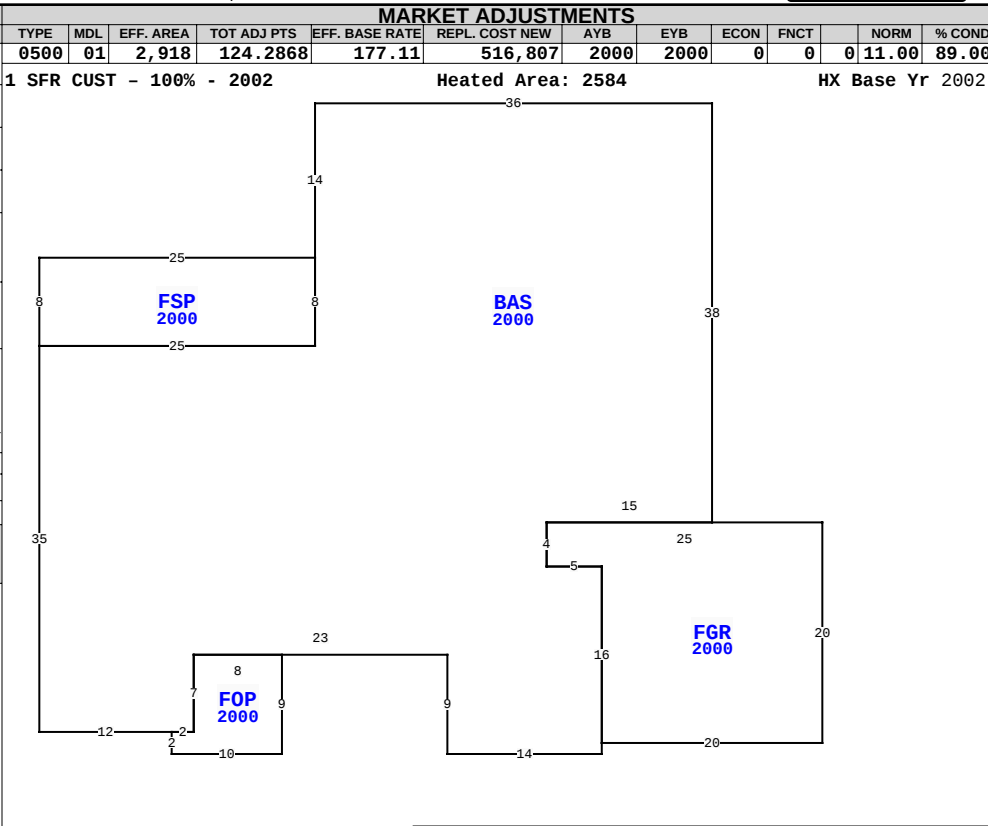
TOTALS	3,280		2,918	459,958
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% 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	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	2000	2000	3	80	780	
3	0810	CONCRETE A	0	100	58	16	928.00	SF	6.50	6.50	100	2000	2000	3	80	4,826	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
5	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	80	182	
6	0819	CONC 12"	0	100	3	3	9.00	SF	9.50	9.50	100	2001	2001	3	82	70	

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	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							



2786 JEAN LAFITTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
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TOTAL OB/XF

8,851

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		459,958	
TOTAL MARKET OB/XF VALUE		8,851	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		693,809	
SOH/AGL Deduction		325,996	
ASSESSED VALUE		367,813	
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE		317,813	
TOTAL JUST VALUE		693,809	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,362	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002220	XFOB	2,371	02/17/2000
990900	NEW CONSTR	170,236	07/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/1576	4/02/2001	WD	Q	I		340,000
GRANTOR: CAVAN BRYAN M JR & ME						
GRANTEE: NELSON CRAIG H & JU						
0890/1361	7/12/1999	WD	Q	V		60,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CAVAN BRYAN JR & ME						

BUILDING NOTES

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BUILDING DIMENSIONS

BAS=[YR=2000] W36 S14 FSP=[YR=2000] W25 S8 E25 N8 \$ S8 W25
S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E14
N1 FGR=[YR=2000] E20 N20 W25 S4 E5 S16 \$ N16 W5 N4 E15 N38 \$