

LOT 34
IN OR 1519/1421 & OR 1956/524
SEA GROVE PB 6/152-154

HANEY HALLE B
2752 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0034-0000



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	14 CARPET 70
Interior Floor	15 HARDTILE 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	4 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	1.5 1.5 100
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	2,676	100	2,676	390,755
FGR	621	55	342	49,940
FOP	132	30	40	5,841
FOP	250	30	75	10,951
FUS	453	100	453	66,148
TOTALS	4,132		3,586	523,636

EXTRA FEATURES	
L N	OB/XF CODE

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	0810	CONCRETE A	0	100	0	0	1,700.00	SF	6.50	6.50	100	2000	2000	3	80	8,840	
2	0858	SCULP CONC	0	100	0	0	227.00	SF	13.00	13.00	100	2000	2000	3	94	2,774	
3	0858	SCULP CONC	0	100	0	0	506.00	SF	13.00	13.00	100	2000	2000	3	94	6,183	
5	0858	SCULP CONC	0	100	4	4	16.00	SF	26.00	26.00	100	2000	2000	3	94	391	
7	0858	SCULP CONC	0	100	5	12	60.00	SF	26.00	26.00	100	2000	2000	3	94	1,466	
8	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
9	0855	CONC PAVER	0	100	0	0	990.00	SF	10.00	10.00	100	2008	2008	3	90	8,910	
10	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2008	2008	3	56	21,420	
11	0910	SCRN RM L	0	100	36	40	1,440.00	SF	15.00	15.00	100	2008	2008	3	40	8,640	

LAND DESCRIPTION	
L N	USE CODE
1	000100

REVIEW DATE	07/09/2018	BY	DJX
-------------	------------	----	-----

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	3,586	115.1370	164.07	588,355	2000	2000	0	0
1 SFR CUST - 100% - 2009 Heated Area: 3129 HX Base Yr 2009									

2752 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
58,643									

TOTAL OB/XF									
58,643									

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
-------------------	---------------------------	-----------	-----------------	-----------------

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE			523,636
TOTAL MARKET OB/XF VALUE			58,643
TOTAL LAND VALUE - MARKET			225,000
TOTAL MARKET VALUE			807,279
SOH/AGL Deduction			362,019
ASSESSED VALUE			445,260
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			395,260
TOTAL JUST VALUE			807,279
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			661,695

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081072	XFOB	6,800	06/25/2008
20080840	SWIM POOL	42,300	05/16/2008
20080841	ELEC OTHER	800	05/16/2008
20080842	OTHER	1,500	04/26/2008
20071985	H/AC	12,650	10/19/2007
2003259	XFOB	3,991	06/16/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1956/0524	1/07/2015	QC U	I	11	
GRANTOR: BOWE CLARENCE E III					
GRANTEE: HANEY HALLE B					
1519/1421	8/17/2007	WD Q	I		574,900
GRANTOR: PETERS MICHAEL P & KA					
GRANTEE: BOWE CLARENCE E III					

BUILDING NOTES	
----------------	--

BUILDING DIMENSIONS	
BAS=[YR=2000] W33 S6 FOP=[YR=2000] W25 S3 E4 S8 E5 S2 E11 N5 E5 N8 \$ S8 W5 S5 W11 N2 W5 N8 W13 S37 E12 FOP=[YR=2000] S7 E3 N1 E12 S1 E3 FGR=[YR=2000] S21 E23 N23 W1 N2 W9 N6 W7 S5 W6 S5 \$ N5 W3 N2 W3 N4 W6 S4 W6 \$ E6 N4 E6 S4 E3 S2 E9 N5 E7 S6 E9 S2 E15 N51 \$ PTR= E15 FUS=[YR=2000] E2 N6 E12 S16 E5 S9 W5 S5 W14 N24 \$ W15 \$.	