

LOT 35 IN OR 941/416
SEA GROVE PB 6/152-154

SMITH BRUNO W
2765 JEAN LAFITTE BLVD
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0035-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2												
Exterior Wall	16	WD FR STUC 80	0500	01	2,801	132.8800	189.35	530,369	2001	2001	0	0	10.50	89.50	VALUATION BY STANDARD												
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 0% - 2023													Heated Area: 2213											
Roof Structur	08	IRREGULAR 100	HX Base Yr																								
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floo	12	HARDWOOD 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																									
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	2,213	100	2,213	375,034																							
FCP	308	25	77	13,049																							
FGR	504	55	277	46,943																							
FOP	384	30	115	19,489																							
FSP	298	40	119	20,167																							
TOTALS	3,707		2,801	474,680																							
EXTRA FEATURES					2765 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	2001	2001	3	86	3,010											
2	0819	CONC 12"	0	0	0	0	72.00	SF	9.50	9.50	100	2001	2001	3	82	561											
3	0819	CONC 12"	0	0	7	3	21.00	SF	9.50	9.50	100	2001	2001	3	82	164											
4	1242	WD DECK A	0	0	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20											
5	0819	CONC 12"	0	0	7	4	28.00	SF	9.50	9.50	100	2001	2001	3	82	218											
6	0810	CONCRETE A	0	0	74	16	1,184.00	SF	6.50	6.50	100	2001	2001	3	82	6,311											
7	0810	CONCRETE A	0	0	50	3	150.00	SF	6.50	6.50	100	2001	2001	3	82	800											
TOTAL OB/XF																		11,084									
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	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 11/18/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																											