



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	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	1.5	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	1,933	100	1,933	315,524
DCK	94	10	9	1,469
FGR	541	55	298	48,642
FOP	45	30	14	2,285
FSP	371	40	148	24,158
FUS	322	100	322	52,560
UST	30	45	14	2,285
TOTALS	3,336		2,738	446,924

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
2	0819	CONC 12"	0	100	4	7			28.00	SF	9.50
3	0810	CONCRETE A	0	100	0	0			1,455.00	SF	6.50
5	1242	WD DECK A	0	100	3	3			9.00	SF	11.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,738	127.9872	182.38	499,356	2000	2001	0	0	10.50	89.50
1 SFR CUST - 100% - 2021											
Heated Area: 2255											
HX Base Yr 2021											

2761 JEAN LAFITTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		446,924	
TOTAL MARKET OB/XF VALUE		7,799	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		679,723	
SOH/AGL Deduction		240,397	
ASSESSED VALUE		439,326	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		389,326	
TOTAL JUST VALUE		679,723	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		560,440	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110075	ELEC OTHER	8,500	01/14/2011
20110069	REPAIR/RRF	30,000	01/13/2011
20110022	ELEC OTHER	300	01/05/2011
2002836	NEW CONSTR	145,000	05/01/2000
2002677	DEMOLITION	0	04/07/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2345/0238	3/06/2020	WD Q	I	01	
GRANTOR: DAVIS RICHARD E & DIA					
GRANTEE: GIBSON TOM R & KELI					
1582/1740	8/28/2008	WD Q	I		
GRANTOR: SOUCY NORMAN A & KARE					
GRANTEE: DAVIS RICHARD & DIA					

BUILDING NOTES											
BUILDING DIMENSIONS											
DCK=[YR=2011] W5N4W4S4W4 FSP=[YR=2000] W37 BAS=[YR=2000] W20 S26 E17 S6 FOP=[YR=2000] S5 E9 N5 W9 S E9 S8 E12 N3 E9 FGR=[YR=2000] S23 E23 N23 W18 N3 W4 S3 W1 S E1 N3 E4 S3 E18 N31W14 S7W15N6 U3 L3 W4 L3 D3 S4W11N11S S11E11N4 U3 R3 E4 R3 D3 S6 E15N7E1N6S S6E13N6S PTR= E15S48 FUS=[YR=2000] E6N15 E4 S4 E7 S24 W11 N1 UST=[YR=2000] N5 W6 S5 E6 S N5 W6 N7 S W15N48 \$.											

LAND DESCRIPTION										TOTAL OB/XF										7,799									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000												