

LOT 38 IN OR 936/693
SEA GROVE PB 6/152-154

REISNER ROBERT F
2751 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034-4834

2023

00-00-31-1676-0038-0000



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 2 2																									
Exterior Wall	16	WD FR STUC 80	0500	01	3,815	115.2360	164.21	626,461	2001	2005	0	0	8.50	91.50	VALUATION BY STANDARD																									
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2006												Heated Area: 3468												HX Base Yr 2006													
Roof Structure	08	IRREGULAR 100															Tax Group: 2												Tax Dist:											
Roof Cover	03	COMP SHNGL 100															BUILDING MARKET VALUE												573,212											
Interior Wall	05	DRYWALL 100															TOTAL MARKET OB/XF VALUE												55,874											
Interior Floo	12	HARDWOOD 60															TOTAL LAND VALUE - MARKET												225,000											
Interior Floo	14	CARPET 40															TOTAL MARKET VALUE												854,086											
Air Condition	03	CENTRAL 100															SOH/AGL Deduction												377,816											
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE												476,270											
Bedrooms	04	7 100															TOTAL EXEMPTION VALUE												HX HB 50,000											
Bathrooms	04	4 100															BASE TAXABLE VALUE												426,270											
Frame	02	WOOD FRAME 100															TOTAL JUST VALUE												854,086											
Stories	1.5	1.5 100	NCON VALUE												0																									
Units	00	0 100	INCOME VALUE																																					
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE												693,732																									
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	2,360	100	2,360	354,595																																				
FGR	474	55	261	39,216																																				
FOP	85	30	26	3,906																																				
FOP	200	30	60	9,015																																				
FUS	1,108	100	1,108	166,480																																				
TOTALS															4,227 3,815 573,212																									
EXTRA FEATURES															2751 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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	86	3,010																								
2	0855	CONC PAVER	0	100	0	0	110.00	SF	7.00	7.00	100	2017	2017	3	97	747																								
3	0855	CONC PAVER	0	100	0	0	1,530.00	SF	7.00	7.00	100	2017	2017	3	97	10,389																								
4	0810	CONCRETE A	0	100	0	0	144.00	SF	6.50	6.50	100	2017	2017	3	97	908																								
5	0810	CONCRETE A	0	100	17	4	68.00	SF	6.50	6.50	100	2017	2017	3	97	429																								
6	0855	CONC PAVER	0	100	36	3	108.00	SF	7.00	7.00	100	2017	2017	3	97	733																								
7	0819	CONC 12"	0	100	8	6	48.00	SF	9.50	9.50	100	2001	2001	3	82	374																								
8	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20																								
9	1241	WD DECK G	0	100	4	4	16.00	UT	11.50	11.50	100	2001	2001	3	30	55																								
10	0861	POOL GUNIT	0	100	0	0	345.00	SF	85.00	85.00	100	2001	2001	3	29	8,504																								
LAND DESCRIPTION															TOTAL OB/XF 25,169																									
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																							
REVIEW DATE 12/01/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS																																								

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