

LOT 40
IN OR 889/6
SEA GROVE PB 6/152-154

SUESS GLENN T & SANDRA M
2728 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0040-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
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	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	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	2,360	100	2,360	379,605
FGR	694	55	382	61,445
FOP	76	30	23	3,700
FOP	200	30	60	9,651

TOTALS	3,330	2,825	454,400
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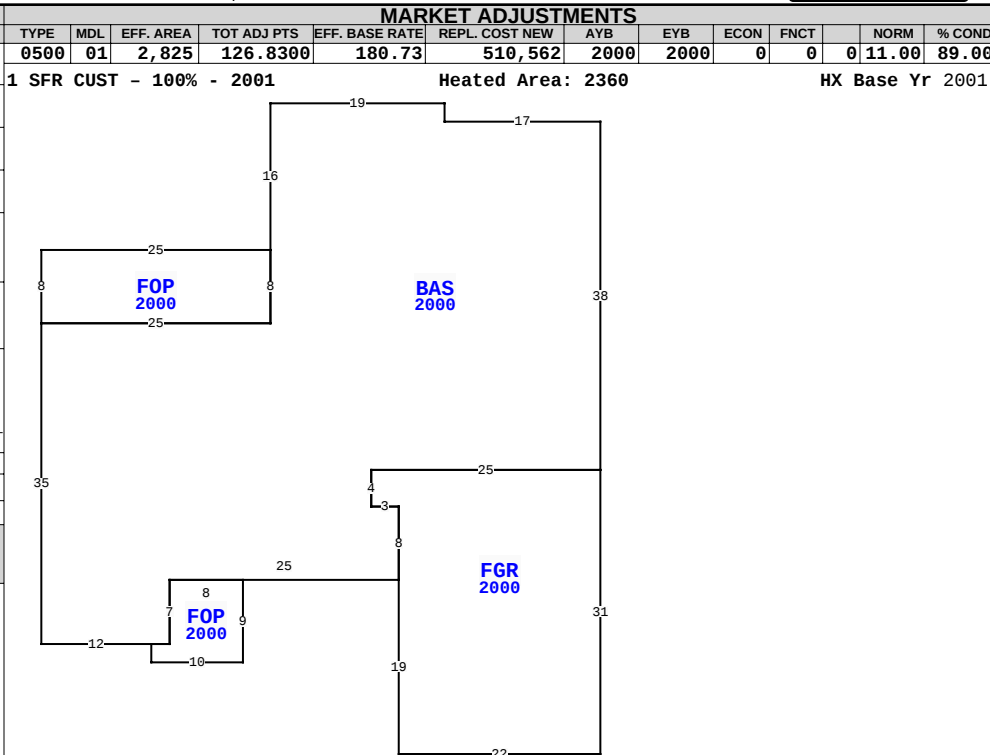
EXTRA FEATURES	
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L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	85	2,975	
2	0810	CONCRETE A	0 100	43	26	1,118.00	SF	6.50	6.50	100	2000	2000	3	80	5,814	
3	0810	CONCRETE A	0 100	49	3	147.00	SF	6.50	6.50	100	2000	2000	3	80	764	
4	1242	WD DECK A	0 100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
5	1242	WD DECK A	0 100	4	6	24.00	SF	11.00	11.00	100	2000	2000	3	20	53	
6	0819	CONC 12"	0 100	8	7	56.00	SF	9.50	9.50	100	2001	2001	3	82	436	
7	0861	POOL GUNIT	0 100	0	0	258.00	SF	85.00	85.00	100	2000	2000	3	27	5,921	
8	0875	HOT TUB	0 100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
9	0858	SCULP CONC	0 100	0	0	297.00	SF	13.00	13.00	100	2000	2000	3	94	3,629	
10	0910	SCRN RM L	0 100	0	0	555.00	SF	15.00	15.00	100	2000	2000	3	20	1,665	

LAND DESCRIPTION	
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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	07/09/2018	BY	DJX
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2728 SEA GROVE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023
INC DATE		AG DATE	MLU

TOTAL OB/XF																21,524
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	43	26	1,118.00	SF	6.50	6.50	100	2000	2000	3	80	5,814	
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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	07/09/2018	BY	DJX
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Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0	Common: 225,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 2	2
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VALUATION SUMMARY	
VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	454,400
TOTAL MARKET OB/XF VALUE	22,136
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	701,536
SOH/AGL Deduction	354,834
ASSESSED VALUE	346,702
TOTAL EXEMPTION VALUE	50,000
BASE TAXABLE VALUE	296,702
TOTAL JUST VALUE	701,536
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	575,890

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110581	H/AC	3,000	04/19/2011
2002632	XFOB	3,900	04/04/2000
2002439	XFOB	2,000	03/14/2000
991072	NEW CONSTR	154,547	08/17/1999

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
0889/0006	6/28/1999	WD Q	V
GRANTOR: BRYLEN HOMES LTD			
GRANTEE: SUESS GLENN & SANDR			
0889/0004	6/28/1999	WD U	V 19
GRANTOR: RIVER OAKS JOINT VENT			
GRANTEE: BRYLEN HOMES LTD			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2000] W17 N2 W19 S16 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=2000] S19 E22 N31 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.			

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BUILDING DIMENSIONS																							
BAS=[YR=2000] W17 N2 W19 S16 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=2000] S19 E22 N31 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.																							

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