LOT 41
SEA GROVE PB 6/152-154

PECK JESSE A & CHRISTINA M
2732 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0041-0000

BUILDING CHARACTERISTICS

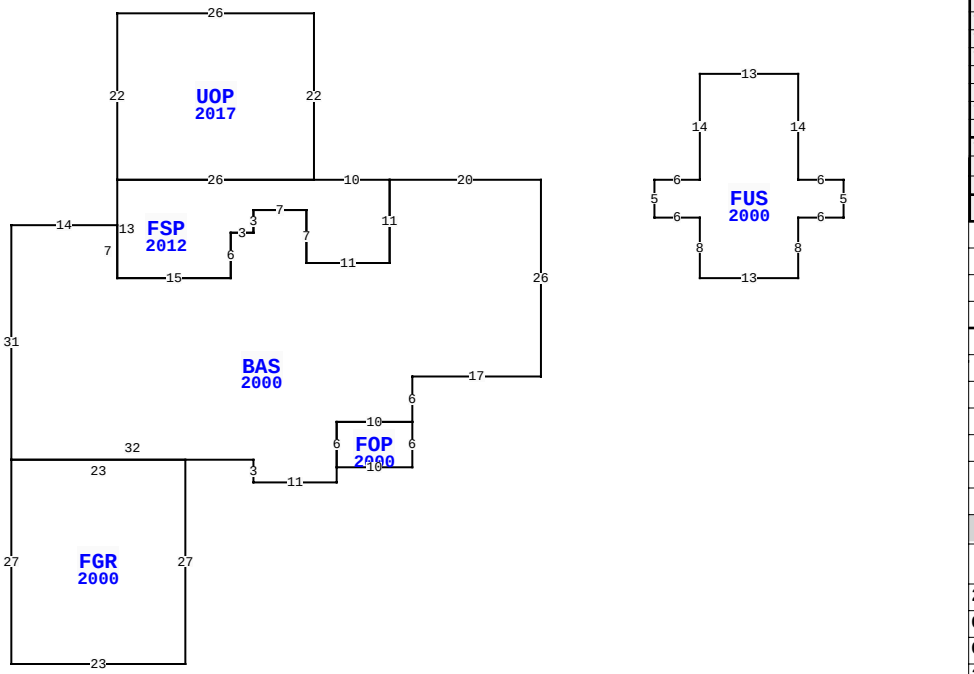
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,937	100	1,937	339,408
FGR	621	55	342	59,926
FOP	60	30	18	3,154
FSP	365	40	146	25,582
FUS	411	100	411	72,017
UOP	572	20	114	19,975
TOTALS	3,966		2,968	520,063

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,968	138.1600	196.88	584,340	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2021 Heated Area: 2348 HX Base Yr 2021



2732 SEA GROVE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
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	520,063
TOTAL MARKET OB/XF VALUE	15,332
TOTAL LAND VALUE - MARKET	225,000
TOTAL MARKET VALUE	760,395
SOH/AGL Deduction	275,827
ASSESSED VALUE	484,568
TOTAL EXEMPTION VALUE	HX HB 50,000
BASE TAXABLE VALUE	434,568
TOTAL JUST VALUE	760,395
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	623,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171634	SCRNENCL	13,394	05/26/2017
20100440	H/AC	12,400	03/15/2010
991070	NEW CONSTR	147,582	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2296/1200	8/07/2019	WD	Q	I	01	559,900
GRANTOR: GEISELMAN SANDRA L &						
GRANTEE: PECK JESSE A & CHRI						
2044/0643	5/03/2016	WD	Q	I	01	495,000
GRANTOR: KEEFER DENNIS & JEANE						
GRANTEE: GEISELMAN SANDRA L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 FSP=[YR=2012] W10 UOP=[YR=2017] N22 W26 S22 E26$ W26 S13 E15 N6 E3 N3 E7 S7 E11 N11 $ S11 W11 N7 W7 S3 W3 S6 W15 N7 W14 S31 FGR=[YR=2000] S27 E23 N27 W23 $ E32 S3 E11 N2 FOP=[YR=2000] E10 N6 W10 S6 $ N6 E10 N6 E17 N26 $ PTR= E15 FUS=[YR=2000] E6 N14E13 S14 E6 S5 W6 S8 W13 N8 W6 N5 $ W15 $.

EXTRA FEATURES

LN	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	83	16	1,328.00	SF	6.50	6.50	100	2000	2000	3	80	6,906	
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	2000	2000	3	80	152	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
5	0911	SCRN RM A	0	100	0	0	572.00	SF	17.50	17.50	100	2017	2017	3	82	8,208	

LAND DESCRIPTION

TOTAL OB/XF 15,332

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		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 07/26/2017 BY DJ Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS