LOT 42
IN OR 1989/794
SEA GROVE PB 6/152-154

DEHON SANDRA C REV TRUST/DEHON SANDRA C TRUSTEE
2734 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

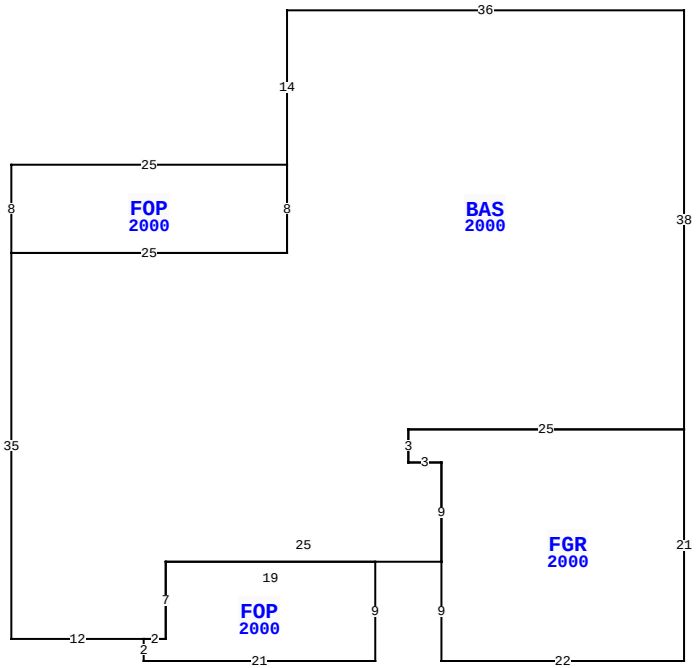
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,325	100	2,325	378,838
FGR	471	55	259	42,202
FOP	175	30	52	8,473
FOP	200	30	60	9,777
TOTALS	3,171		2,696	439,290

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,696	128.4800	183.08	493,584	2000	2000	0	0	0	11.00	89.00

1 SFR CUST – 100% - 2016 Heated Area: 2325 HX Base Yr 2016



2734 SEA GROVE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		439,290
TOTAL MARKET OB/XF VALUE		32,993
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		697,283
SOH/AGL Deduction		215,559
ASSESSED VALUE		481,724
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		431,724
TOTAL JUST VALUE		697,283
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		649,075

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121487	H/AC	6,173	07/25/2012
2003819	SWIM POOL	14,100	08/25/2000
2002932	NEW CONSTR	153,000	05/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1989/0794	6/25/2015	QC	U	I	11	100
GRANTOR: DEHON ARTHUR M & SAND						
GRANTEE: DEHON SANDRA C REVO						
1969/0585	3/23/2015	WD	Q	I	01	530,000
GRANTOR: CECI THOMAS S & PAULE						
GRANTEE: DEHON ARTHUR M & SA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S14 FOP=[YR=2000] W25 S8 E25 N8 $ S8 W25 S35 E12 FOP=[YR=2000] S2 E21 N9 W19 S7 W2 $ E2 N7 E25 FGR=[YR=2000] S9 E22 N21 W25 S3 E3 S9 $N9 W3 N3 E25 N38 $.

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	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	0	0	1,917.00	SF	6.50	6.50	100	2000	2000	3	80	9,968	
3	0810	CONCRETE A	0	100	0	0	350.00	SF	6.50	6.50	100	2000	2000	3	80	1,820	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
5	1242	WD DECK A	0	100	4	6	24.00	SF	11.00	11.00	100	2000	2000	3	20	53	
6	1242	WD DECK A	0	100	7	5	35.00	SF	10.00	10.00	100	2000	2000	3	20	70	
7	0819	CONC 12"	0	100	7	6	42.00	SF	9.50	9.50	100	2000	2000	3	80	319	
8	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2000	2000	3	27	6,610	
9	0858	SCULP CONC	0	100	0	0	667.00	SF	13.00	13.00	100	2000	2000	3	94	8,151	
10	0910	SCRN RM L	0	100	25	36	900.00	SF	15.00	15.00	100	2000	2000	3	20	2,700	

TOTAL OB/XF 32,685

LAND DESCRIPTION

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 01/14/2021 BY TWA 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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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	100	4	11	44.00	SF	10.00	10.00	100	2014	2014	3	70	308	

LAND DESCRIPTION

TOTAL OB/XF 308

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

REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS