

LOT 43
IN OR 898/1720
SEA GROVE PB 6/152-154

MCCLESKY SANDRA
2736 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0043-0000



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	14	CARPET 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
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	2,020	100	2,020	322,111
FGR	537	55	295	47,041
FOP	161	30	48	7,654
FSP	488	40	195	31,095

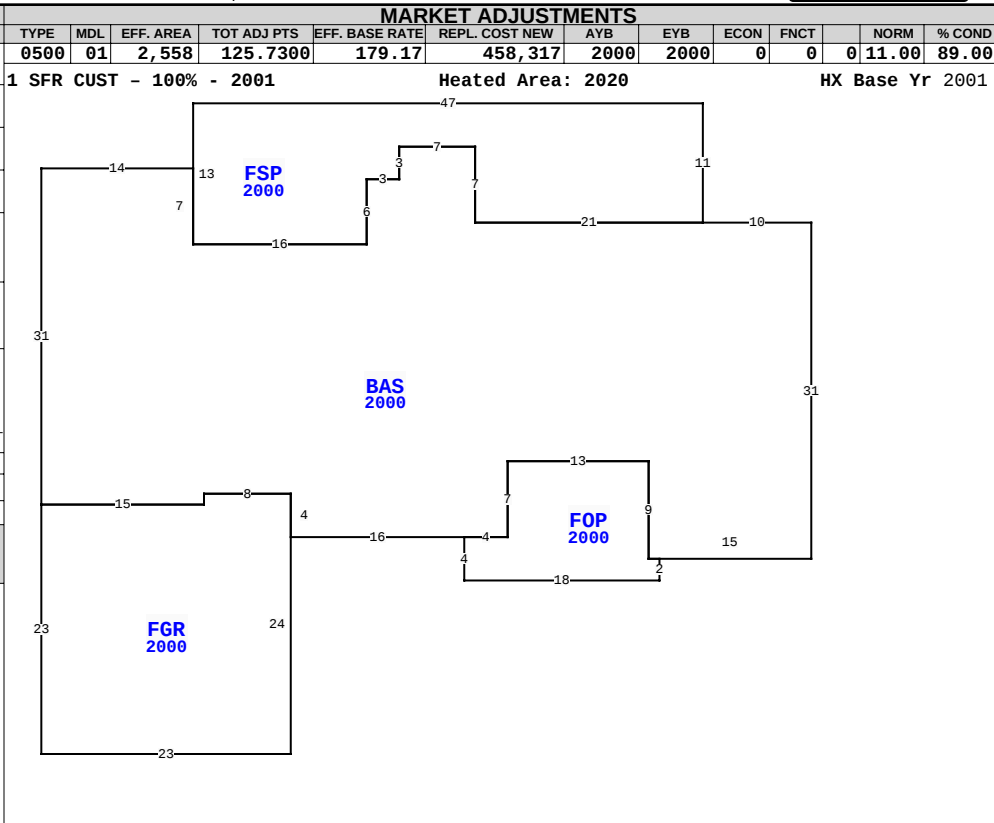
TOTALS 3,206 2,558 407,902

EXTRA FEATURES

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	0810	CONCRETE A	0 100	76	16	1,216.00	SF	6.50	6.50	100	2000	2000	3	80	6,323	
2	0810	CONCRETE A	0 100	4	4	16.00	SF	6.50	6.50	100	2000	2000	3	80	83	
3	0819	CONC 12"	0 100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	80	182	
4	1242	WD DECK A	0 100	3	3	9.00	SF	11.50	11.50	100	2000	2000	3	20	21	
5	1242	WD DECK A	0 100	0	0	123.00	SF	10.00	10.00	100	2000	2000	3	20	246	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023 MLU

TOTAL OB/XF																	6,855
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		407,902
TOTAL MARKET OB/XF VALUE		6,855
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		639,757
SOH/AGL Deduction		340,847
ASSESSED VALUE		298,910
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		248,910
TOTAL JUST VALUE		639,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		528,778

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021268	XFOB	2,000	07/23/2002
991543	NEW CONSTR	128,000	11/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0898/1720	9/08/1999	WD	Q	V		50,000

GRANTOR: BRYLEN HOMES LTD
GRANTEE: MCCLESKY SANDRA
0898/1718 9/08/1999 WD U V 19 39,700
GRANTOR: RIVER OAKS JOINT VENT
GRANTEE: BRYLEN HOMES LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 FSP=[YR=2000] N11 W47 S13 E16 N6 E3 N3 E7 S7 E21 \$ W21 N7 W7 S3 W3 S6 W16 N7 W14 S31 FGR=[YR=2000] S23 E23 N24 W8 S1 W15 \$ E15 N1 E8 S4 E16 FOP=[YR=2000] S4 E18 N2 W1 N9 W13 S7 W4 \$ E4 N7 E13 S9 E15 N31 \$.