

LOT 46
IN OR 2220/1180
SEA GROVE PB 6/152-154

CHAPIN STEPHEN R SR &/FLOYD CAROL B
2742 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1676-0046-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 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	4	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
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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	2,508	100	2,508	353,769
FGR	756	55	416	58,679
FOP	148	30	44	6,207
FSP	196	40	78	11,002

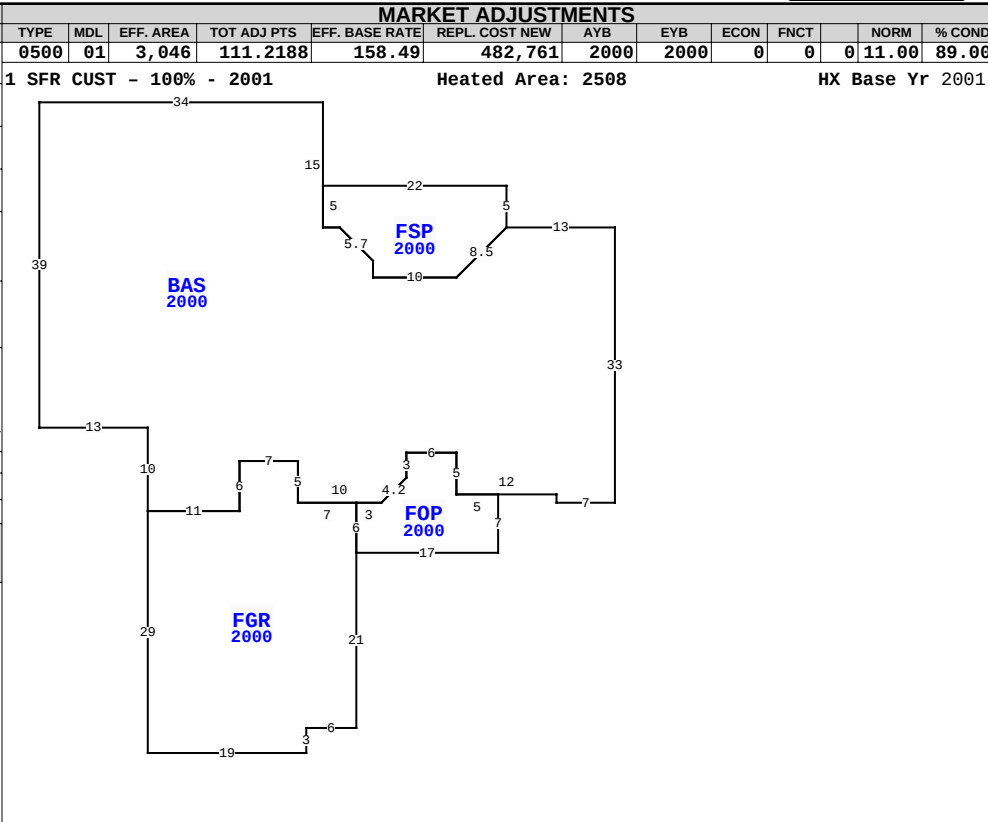
TOTALS	3,608		3,046	429,657
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EXTRA FEATURES

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	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2000	2000	3	80	200	
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	80	874	
3	0810	CONCRETE A	0	100	0	0	1,900.00	SF	6.50	6.50	100	2000	2000	3	80	9,880	
4	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	80	137	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2000	2000	3	80	520	
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
7	0810	CONCRETE A	0	100	0	0	282.00	SF	6.50	6.50	100	2001	2001	3	82	1,503	

LAND DESCRIPTION

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



2742 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	13,132
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE		429,657			
TOTAL MARKET OB/XF VALUE		13,132			
TOTAL LAND VALUE - MARKET		225,000			
TOTAL MARKET VALUE		667,789			
SOH/AGL Deduction		332,337			
ASSESSED VALUE		335,452			
TOTAL EXEMPTION VALUE		50,000			HX HB
BASE TAXABLE VALUE		285,452			
TOTAL JUST VALUE		667,789			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		549,337			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20060318	XFOB	2,000	02/09/2006
991733	NEW CONSTR	159,000	12/07/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2220/1180	8/27/2018	WD U	I	11		100
GRANTOR: FLOYD CAROL B & STEPH						
GRANTEE: CHAPIN STEPHEN R SR						
1639/0493	9/14/2009	WD U	I	30		100
GRANTOR: CHAPIN STEPHEN R SR &						
GRANTEE: FLOYD CAROL B						

BUILDING NOTES

BUILDING DIMENSIONS																
BAS=[YR=2000] W13 FSP=[YR=2000] N5 W22 S5 E2 R4 D4 S2 E10 U6 R6 \$ L6 D6 W10 N2 U4 L4 W2 N15 W34 S39E13 S10 FGR=[YR=2000] S29 E19 N3 E6N21 FOP=[YR=2000] E17 N7 W5 N5 W6 S3 D3 L3 W3 S6\$ N6 W7 N5 W7 S6 W11 \$ E11 N6 E7 S5 E10 R3 U3 N3 E6 S5 E12 S1 E7 N33 \$.																