LOT 2
IN OR 2046/106
SEA ISLAND PLANTATION PB 5/275

GRAVES ROBERT A & PAMELA
2804 ISLAND PLANTATION DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-1678-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,210	100	1,210	168,591
FGR	572	55	315	43,889
FOP	96	30	29	4,041
FOP	154	30	46	6,409
FSP	144	40	58	8,081
FUS	508	100	508	70,780
FUS	981	100	981	136,684
TOTALS	3,665		3,147	438,474

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,147	114.3560	162.96	512,835	1992	1992	0	0	0	14.50	85.50

1 SFR CUST – 100% - 2017 Heated Area: 2699 HX Base Yr 2017

2804 ISLAND PLANTATION DR, FERNANDINA BEACH

BLD DATE	03/20/2014 KK	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		438,474
TOTAL MARKET OB/XF VALUE		4,973
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		668,447
SOH/AGL Deduction		234,569
ASSESSED VALUE		433,878
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		383,878
TOTAL JUST VALUE		668,447
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,218

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983136	NEW BATH	5,700	02/04/1998
7289	XFOB	1,700	08/28/1992
6912	NEW CONSTR	90,510	02/14/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2046/0106	5/13/2016	WD	Q	I	01	407,000
GRANTOR: BREMER PATRICIA M						
GRANTEE: GRAVES ROBERT A & P						
0790/1349	4/17/1997	WD	Q	I		215,000
GRANTOR: CRANE-BAKER THOMPSON						
GRANTEE: BREMER NOEL P & PAT						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W22 S14 FOP=[YR=1993] W12 BAS=[YR=1993] N14 W3 U6 L6 FSP=[YR=2008] U6 L6 D6 L6 W9 S6 E15 U6 R6 $ D6 L6 W15 S24 W7 S16 E14 FOP=[YR=1993] S2 E8 N2 E15 N6 W23 S6$ N6 E23 N20$ S8 E12 N8$ S12 E22 N26$ PTR=E70 FUS=[YR=1993] E4 N2 E10 N4 E8 S26 W22 N20$ W70$ PTR=E100 FUS=[YR=1993] E7 N9 E15 U6 R6 D6 R6 E2 S35 W2 S2 W11 N2 W2 N10 W5 N4 W2 N4 W7 S8 W7 N16$ W100 $.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1992	1992	3	74	1,480	
2	0812	CONCRETE C	0	100	0	0	1,212.00	SF	4.00	4.00	100	1992	1992	3	66	3,200	
3	1242	WD DECK A	0	100	5	4	20.00	SF	10.00	10.00	100	1992	1992	3	20	40	
4	0471	VINYL FNC	0	100	0	0	5.00	LF	32.00	32.00	100	2000	2000	3	55	88	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165	

LAND DESCRIPTION

TOTAL OB/XF 4,973

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	0006		0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 10/30/2019 BY DJA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/02/2023 BY SYS