

SEC 3-2N-28 LOTS 23,24
IN OR 2532/240
(EX S 27.5 FT OF 23 FOR R/W

WRT JR TRUST/TENNILLE WILSON R JR TRUSTEE
2711 SEMINOLE AVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044A-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		02
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,033	100	3,033	567,222
FGR	831	55	457	85,467
FOP	44	30	13	2,431
FOP	66	30	20	3,740
FOP	238	30	71	13,278
FOP	512	30	154	28,800
FSP	706	40	282	52,739
FUS	1,247	100	1,247	233,211
TOTALS	6,677		5,277	986,889

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0825	BRICK	0	100	0	0		909.00	SF 12.50
2	0825	BRICK	0	100	0	0		375.00	SF 12.50
3	1127	BRICK 8"	0	100	0	0		64.00	SF 11.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100		RSF-2	0.00	0.00	4.11

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	11	5,277	155.0400	193.80	1,022,683	2015	2015	0	0	3.50	96.50
2 SNGL FAM - 100% - 2016											
Heated Area: 4280											
HX Base Yr 2016											

BLD DATE				LGL DATE			
XF DATE				LAND DATE			
INC DATE				AG DATE			
2711 SEMINOLE AV, FERNANDINA BEACH				03/14/2024			
				MLU			

TOTAL OB/XF									
16,587									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 8		Tax Dist:	
BUILDING MARKET VALUE		986,889	
TOTAL MARKET OB/XF VALUE		16,587	
TOTAL LAND VALUE - MARKET		863,100	
TOTAL MARKET VALUE		1,866,576	
SOH/AGL Deduction		839,400	
ASSESSED VALUE		1,027,176	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		977,176	
TOTAL JUST VALUE		1,866,576	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,678,239	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529967	NEW CONSTR	533,611	02/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2532/0240	1/19/2022	WD U	I	I	11
GRANTOR: TENNILLE WILSON R JR					
GRANTEE: WRT JR TRUST					
2426/1349	1/19/2021	WD U	I	I	11
GRANTOR: TENNILLE WILSON JR					
GRANTEE: WRT JR TRUST					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W6 N11 W17 S11 W35 S23 FOP=[YR=2015] S45 E23 N6 W15 N13 E4 N12 W3 N14 W9\$ E9 S14 E3 S12 W4 S13 E15 S6 E23 FOP=[YR=2015] E4 N11 W4 S11\$ N11 E4 FSP=[YR=2015] E14 N42 W6 S1 W14 S21 E6 S20\$ N20 W6 N21 E14 N16\$ PTR=E20 FUS=[YR=2015] E8 N6 E22 S7 W4 S7 E4 S31 W27 N9 W3 N30\$ W20\$ PTR= E20 S60 FGR=[YR=2015] E11N2 E1 N2 E22 S2 E1 S25 W5 FOP=[YR=2015] S34 W7 N34 E7\$ W19 FOP=[YR=2015] W11 N6 E11 S6\$ N6 W11 N17\$ N60 W20\$.									