



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 80
Interior Floor	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	03	MASONRY 100
Stories	4.	100
Units	0	100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01

NEIGHBORHOOD/LOC 1025.0100				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	613	100	613	112,712
FGR	767	55	422	77,593
FOP	65	30	20	3,677
FOP	110	30	33	6,068
FOP	170	30	51	9,377
FOP	205	30	62	11,400
FSP	90	40	36	6,619
FST	130	55	72	13,239
FUS	875	100	875	160,886
FUS	1,408	100	1,408	258,889
TOTALS	6,884		5,190	954,285

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVR	0	0	0	0	645.00	SF	10.00
2	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00
3	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00
4	0462	ST/AL FNC	0	0	0	0	432.00	SF	10.00
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
6	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
7	0410	ELEVATOR	0	0	0	0	1.00	UT	10,000.00
8	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-3	0.00	0.00	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	5,190	122.5785	183.87	954,285	2022	2022	0	0	0.00	100.00
1 SFR CUST - 0% - 0											
Heated Area: 4304 HX Base Yr											
** This building has 14 Sub-Areas											

2729 SEA ISLAND TRC, FERNANDINA BEACH											
BLD DATE						LGL DATE					
XF DATE						LAND DATE					
INC DATE						AG DATE					
						03/20/2024 MLU					

TOTAL OB/XF											
67,256											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		R-3	0.00	0.00	1.00	LT	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		954,285	
TOTAL MARKET OB/XF VALUE		67,256	
TOTAL LAND VALUE - MARKET		450,000	
TOTAL MARKET VALUE		1,471,541	
SOH/AGL Deduction		287,476	
ASSESSED VALUE		1,184,065	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		1,184,065	
TOTAL JUST VALUE		1,471,541	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,173,498	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200064	SWIM POOL	40,000	04/28/2020
20200172	NEW CONSTR	579,707	04/27/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U I	V I	RSN CD
2722/801	5/16/2024	WD U	I	I	11
GRANTOR: DALEY LISA A					
GRANTEE: DALEY LISA A REVOC					
2294/0335	7/29/2019	SW U	V	V	37
GRANTOR: ISLANDS CLUB AMELIA L					
GRANTEE: D S WARE HOMES LLC					

BUILDING NOTES									
UOP=[YR=2022] W15 S15 W30 S14 FGR=[YR=2022] S30 E19									
FOP=[YR=2022] S10 E11 N4 E15 N4 BAS=[YR=2022] N32 W34 S7 E19									
S25 E15\$ W15 N2 W11\$ E11 N23 W19 N7 W11\$ E45 N29\$ PTR=E8									
FUS=[YR=2022] E14 S2 E1 STR=[YR=2022] N10 E19 S4 W15 S2 E9 S4									
W13\$ E30 S32 W15 FOP=[YR=2022] S8 W11 N10 E11 S2\$ N2 W30 N32\$									
W8 \$ PTR=E55 FUS=[YR=2022] E14 S2 E5 STR=[YR=2022] N4E13									
FOP=[YR=2022] N1E13S5 W13N4\$ S4 W13\$ E26 S32W15 FOP=[YR=2022]									
S8W11N5W19N5 E30S2\$ N2 W30N32\$ W55\$ PTR=S85 FUS=[YR=2022]									
W15N14FSP=[YR=2022] N6W15S6 E15\$ W15 S11W5 FST=[YR=2022]									
W10S13 E10N13\$ S13W10S6E30S2E15 N18\$ N85\$.									