



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
NEIGHBORHOOD/LOC	1081.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,793	100	1,793	230,131
FGR	463	55	255	32,729
FOP	28	30	8	1,027
FOP	128	30	38	4,877
TOTALS	2,412		2,094	268,764

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1996
2	0810	CONCRETE A	0 100	0	0	865.00	SF	6.50	6.50	100	1996
3	0810	CONCRETE A	0 100	3	27	81.00	SF	6.50	6.50	100	1996
4	0861	POOL GUNIT	0 100	0	0	432.00	SF	85.00	85.00	100	1997
5	0845	KOOL DECK	0 100	0	0	450.00	SF	7.25	7.25	100	1997
6	0910	SCRN RM L	0 100	0	0	748.00	SF	15.00	15.00	100	1997

LAND DESCRIPTION											
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	100	0003	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,094	118.4722	148.09	310,100	1996	1996	0	0	0 13.33	86.67
1 SNGL FAM - 100% - 2016 Heated Area: 1793 HX Base Yr 2016											

2807 N LAGUNA DR, FERNANDINA BEACH	BLD DATE 02/11/2014	KK	LGL DATE
	XF DATE		LAND DATE
	INC DATE		AG DATE

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		268,764	
TOTAL MARKET OB/XF VALUE		17,977	
TOTAL LAND VALUE - MARKET		275,000	
TOTAL MARKET VALUE		561,741	
SOH/AGL Deduction		255,885	
ASSESSED VALUE		305,856	
TOTAL EXEMPTION VALUE		HX HB WX	55,000
BASE TAXABLE VALUE		250,856	
TOTAL JUST VALUE		561,741	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		550,297	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20062513	SWIM POOL	35,000	11/09/2006
10543B	XFOB	5,000	06/13/1997
10517-B	SWIM POOL	10,700	06/03/1997
B969795	NEW CONSTR	89,568	05/03/1996

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2362/1628	5/19/2020	LE U	I	I	11	100
GRANTOR: MCGRATH-SMITH SUSAN						
GRANTEE: HARTMANN JANET E T						
2083/0589	11/08/2016	QC U	I	I	11	100
GRANTOR: MCGRATH-SMITH SUSAN						
GRANTEE: MCGRATH-SMITH SUSAN						

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=1996] W23 L2 U2 W4 D2 L2 W1 FOP=[YR=1996] N8 W16 S8 E16\$ W28 S34 E12 S1 E9 FOP=[YR=1996] S2 E8 N2 W2 N3 W4 S3 W2\$ E2 N3 E4 S3 E12 FGR=[YR=1996] S8 E21 N23 W11 S2 W10 S13\$ N13 E10 N2 E11 N20\$.											