

LOT 2
IN OR 2049/393
SEA GROVE PB 6/152-154

ANDREE MICHAEL R & SEREY B
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	12	HARDWOOD 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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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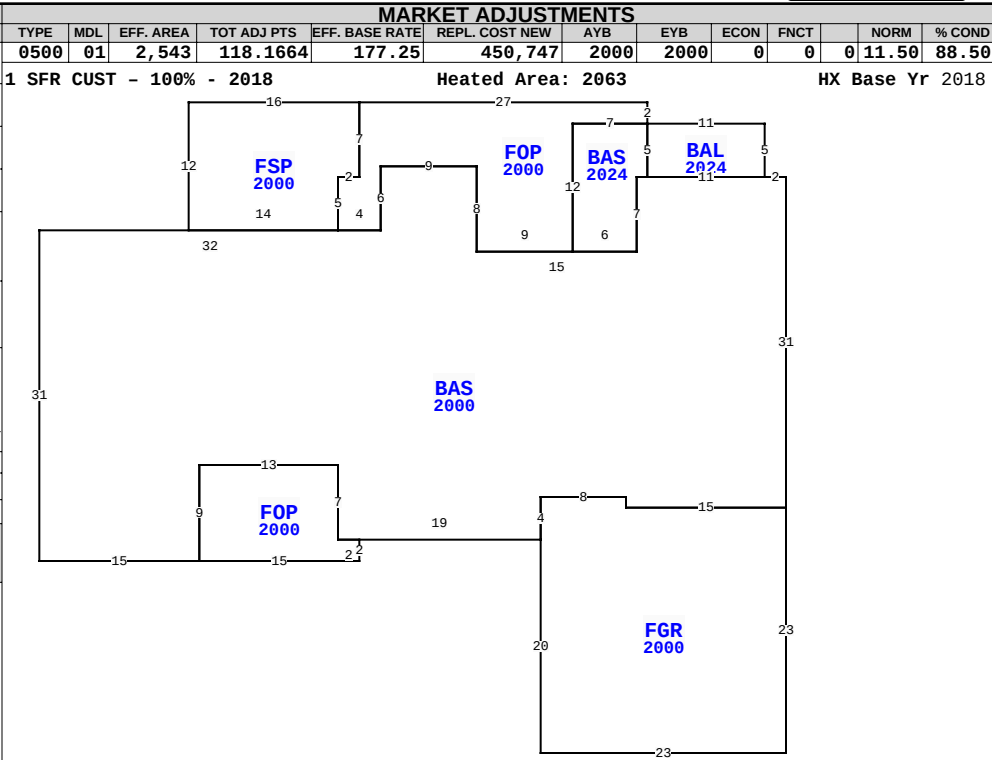
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	55	15	8	1,255
BAS	1,986	100	1,986	311,537
BAS	77	100	77	12,078
FGR	537	55	295	46,276
FOP	121	30	36	5,647
FOP	228	30	68	10,667
FSP	182	40	73	11,451

TOTALS	3,186		2,543	398,911
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
3	0845	KOOL DECK	0	100	0	0	629.00	SF	14.50	14.50	
4	0861	POOL GUNIT	0	100	0	0	446.00	SF	85.00	85.00	
5	0910	SCRN RM L	0	100	25	43	1,075.00	SF	15.00	15.00	
6	0835	QUARY TILE	0	100	8	2	16.00	SF	20.00	20.00	
8	0855	CONC PAVER	0	100	0	0	1,191.00	SF	10.00	10.00	
9	0462	ST/AL FNC	0	100	0	0	416.00	SF	10.00	10.00	
10	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT	



2797 JEAN LAFITTE DR, FERNANDINA BEACH
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2797 JEAN LAFITTE DR, FERNANDINA BEACH						INC DATE		AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
629.00	SF	14.50	14.50	100	2000	2000	3	79	7,205	
446.00	SF	85.00	85.00	100	2000	2000	3	25	9,478	
1,075.00	SF	15.00	15.00	100	2000	2000	3	20	3,225	
16.00	SF	20.00	20.00	100	2001	2001	3	80	256	
1,191.00	SF	10.00	10.00	100	2024	2023		100	11,910	
416.00	SF	10.00	10.00	100	2024	2023		100	4,160	
1.00	UT	300.00	300.00	100	2024	2023		100	300	

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		398,911	
TOTAL MARKET OB/XF VALUE		36,534	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		660,445	
SOH/AGL Deduction		203,427	
ASSESSED VALUE		457,018	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		407,018	
TOTAL JUST VALUE		660,445	
NCON VALUE		16,312	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		627,539	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2023-0389	AD 57SF TO BACK 0	52,000	07/28/2023
991431	NEW CONSTR	128,500	10/22/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2049/0393	5/27/2016	WD Q	Q	I	01
GRANTOR: LAWSON SCOTT W & WEND					SALE PRICE
GRANTEE: ANDREE MICHAEL R &					480,000
1198/0549	12/30/2003	WD Q	Q	I	
GRANTOR: MAYS JAY S & SUSAN E					332,500
GRANTEE: LAWSON SCOTT W & WE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000;ORIG=0,0] W2 W11 W1 S7 W15 N8 W9 S6 W32 S31 E15 N9 E13 S7 E19 N4 E8 S1 E15 N31 \$											
FGR=[YR=2000;ORIG=-23,34] S20 E23 N23 W15 N1 W8 S4 \$											
FOP=[YR=2000;ORIG=-13,-5] N2 W27 S7 W2 S5 E4 N6 E9 S8 E9 N12 E7 \$											
FSP=[YR=2000;ORIG=-40,-7] W16 S12 E14 N5 E2 N7 \$											
FOP=[YR=2000;ORIG=-55,36] E15 N2 W2 N7 W13 S9 \$											
BAL=[YR=2024;ORIG=-2,0] W11 N5 E11 S5 \$											
BAS=[YR=2024;ORIG=-20,-5] E7 S5 W1 S7 W6 N12 \$											