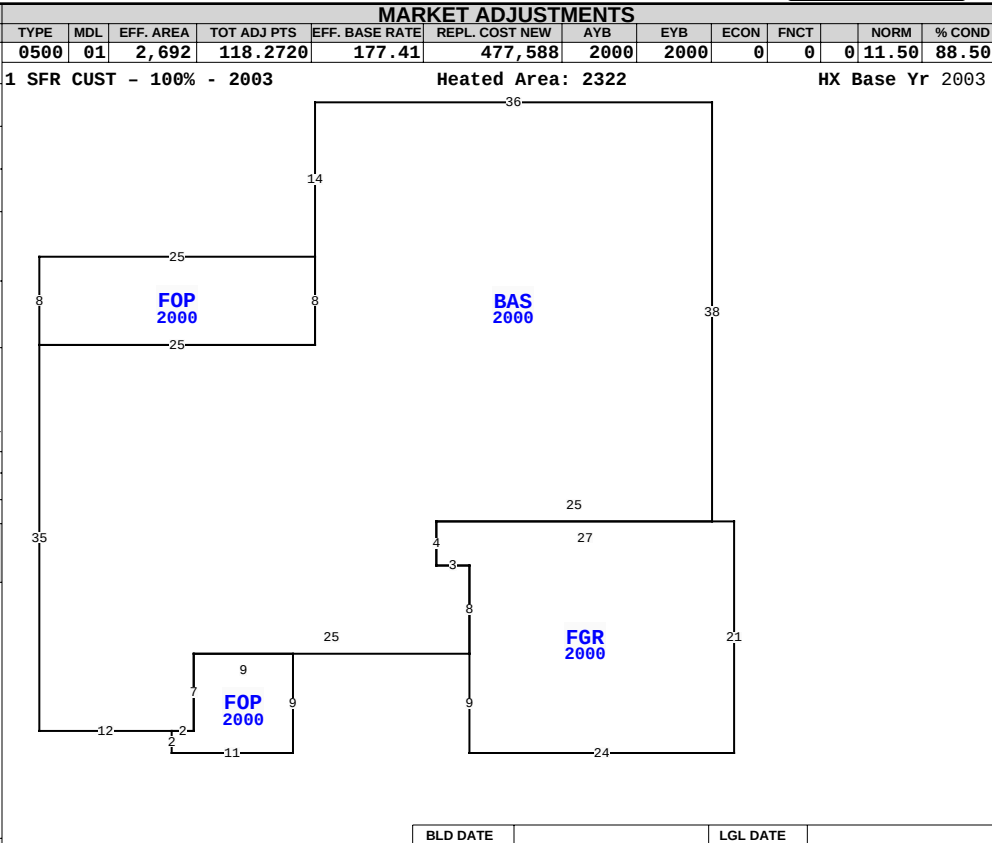




BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	2,322	364,572
FGR	516	55	284	44,590
FOP	85	30	26	4,083
FOP	200	30	60	9,421
TOTALS	3,123		2,692	422,665



2753 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	0810	CONCRETE A	0	100	0	0	1,689.00	SF	6.50	6.50	100	2000	2000	3	79	8,673	
2	0819	CONC 12"	0	100	7	6	42.00	SF	9.50	9.50	100	2000	2000	3	79	315	
3	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	2000	2000	3	79	90	
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2000	2000	3	20	20	
5	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00	85.00	100	2001	2001	3	27	4,406	
6	0845	KOOL DECK	0	100	0	0	173.00	SF	14.50	14.50	100	2001	2001	3	80	2,007	
7	1242	WD DECK A	0	100	4	8	32.00	SF	10.50	10.50	100	2001	2001	3	20	67	
8	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400	
10	0910	SCRN RM L	0	100	0	0	365.00	SF	15.00	15.00	100	2001	2001	3	20	1,095	

LAND DESCRIPTION										TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000		

NASSAU COUNTY PROPERTY				PAGE 1 of 2	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		TOTAL MARKET OB/XF VALUE		TOTAL LAND VALUE - MARKET	
TOTAL MARKET VALUE		SOH/AGL Deduction		ASSESSED VALUE	
TOTAL EXEMPTION VALUE		BASE TAXABLE VALUE		TOTAL JUST VALUE	
NCON VALUE		INCOME VALUE		PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110130	H/AC	5,900	01/28/2011
2004196	SWIM POOL	24,000	10/18/2000
2002306	NEW CONSTR	152,000	02/28/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2475/1806	6/28/2021	LE U	I	11	100
GRANTOR: TUNKEL ROBERT P & CAR					
GRANTEE: UGINO LAURA & KARI					
0953/0835	10/12/2000	WD Q	I		279,900
GRANTOR: HOOK RUSSELL L & TAMA					
GRANTEE: TUNKEL ROBERT P & C					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W36 S14 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E11 N9 W9 S7 W2 \$ E2 N7 E25 FGR=[YR=2000] S9 E24 N21 W27 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.									

**TUNKEL ROBERT & CAROLINE R L/E/
2753 SEA GROVE LANE
FERNANDINA BEACH, FL 32034**

00-00-31-1676-0005-0000

[illegible]