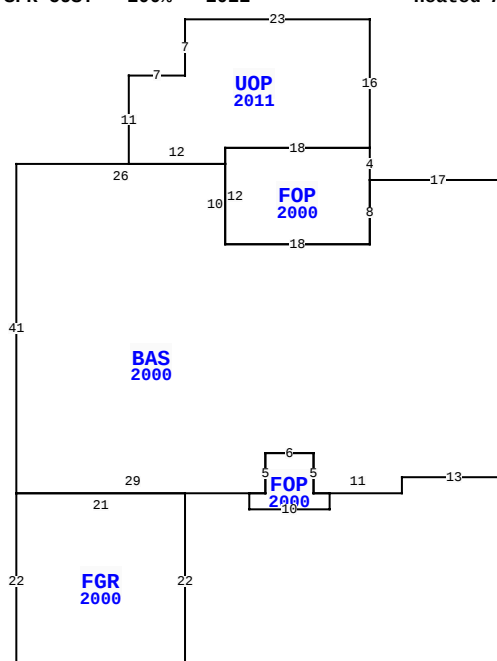


PLUNKETT DAVID R & DENISE S
2751 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

00-00-31-1676-0006-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		16	WD FR STUC 80		0500	01	2,656	120.7008		181.05	480,869	2000	2003	0	0	10.00	90.00	VALUATION BY		STANDARD																			
Exterior Wall		23	REINF CONC 20		1 SFR CUST - 100% - 2021										Heated Area: 2231										HX Base Yr 2021														
Roof Structure		08	IRREGULAR 100																	BUILDING MARKET VALUE										432,782									
Roof Cover		03	COMP SHNGL 100																	TOTAL MARKET OB/XF VALUE										15,063									
Interior Wall		05	DRYWALL 100																	TOTAL LAND VALUE - MARKET										225,000									
Interior Floor		14	CARPET 70																	TOTAL MARKET VALUE										672,845									
Interior Floor		15	HARDTILE 30																	SOH/AGL Deduction										196,844									
Air Condition		03	CENTRAL 100																	ASSESSED VALUE										476,001									
Heating Type		04	AIR DUCTED 100																	TOTAL EXEMPTION VALUE										HX HB 50,000									
Bedrooms			3 100																	BASE TAXABLE VALUE										426,001									
Bathrooms			2 100																	TOTAL JUST VALUE										672,845									
Frame		02	WOOD FRAME 100																	NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										654,268																								
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	2,231	100	2,231	363,531																																			
FGR	462	55	254	41,388																																			
FOP	50	30	15	2,444																																			
FOP	216	30	65	10,591																																			
UOP	455	20	91	14,828																																			
TOTALS		3,414	2,656	432,782																																			
EXTRA FEATURES					2751 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	656.00	SF	6.50	6.50	100	2000	2000	3	79	3,369																								
2	0810	CONCRETE A	0 100	38	4	152.00	SF	6.50	6.50	100	2000	2000	3	79	781																								
3	0819	CONC 12"	0 100	10	1	10.00	SF	9.50	9.50	100	2000	2000	3	79	75																								
4	1242	WD DECK A	0 100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19																								
5	0819	CONC 12"	0 100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	79	180																								
6	0810	CONCRETE A	0 100	4	3	12.00	SF	6.50	6.50	100	2000	2000	3	79	62																								
7	0866	POOL FIBER	0 100	0	0	40.00	SF	72.00	72.00	100	2011	2011	3	50	1,440																								
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	50	1,000																								
9	0911	SCRN RM A	0 100	0	0	480.00	SF	17.50	17.50	100	2011	2011	3	50	4,200																								
10	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	94	1,800																								
LAND DESCRIPTION					TOTAL OB/XF										13,006																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000																						
																</																							

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