LOT 7
IN OR 2012/122
SEA GROVE PB 6/152-154

HOSTETTER PRUDENCE D
2749 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

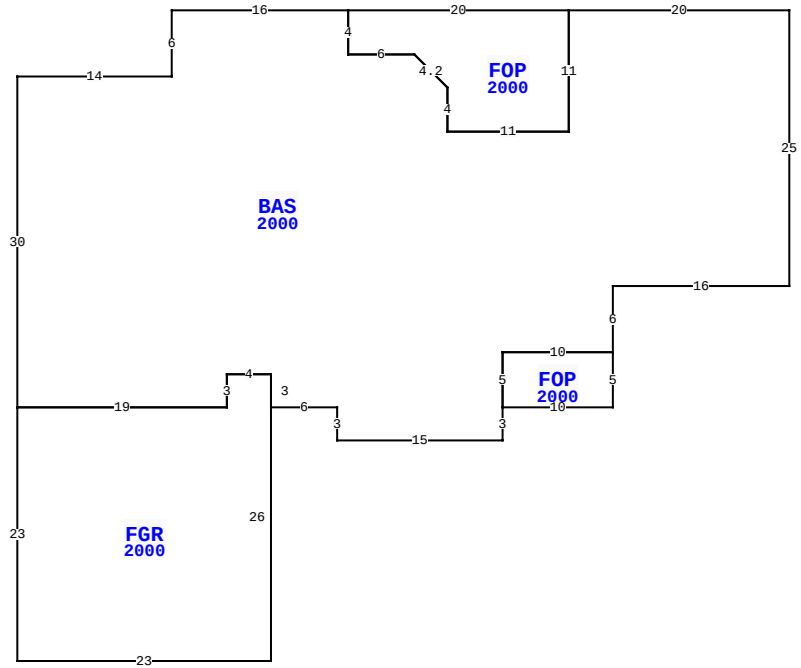
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,082	100	2,082	342,645
FGR	541	55	298	49,043
FOP	50	30	15	2,468
FOP	162	30	49	8,064
TOTALS	2,835		2,444	402,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,444	123.9700	185.96	454,486	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2016 Heated Area: 2082 HX Base Yr 2016



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	08/01/2023 MLU
AG DATE	

2749 SEA GROVE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		402,220
TOTAL MARKET OB/XF VALUE		7,633
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		634,853
SOH/AGL Deduction		251,966
ASSESSED VALUE		382,887
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		332,887
TOTAL JUST VALUE		634,853
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		616,992

PERMIT NUM	DESCRIPTION	AMT	ISSUED
991734	NEW CONSTR	138,000	12/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2012/0122	10/29/2015	WD	Q	I	02	425,600
GRANTOR: HARKINS JOHN W & HELE						
GRANTEE: HOSTETTER PRUDENCE						
0902/1994	10/11/1999	WD	Q	V		56,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: HARKINS JOHN & HELE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W20 FOP=[YR=2000] W20 S4 E6 R3 D3 S4 E11 N11 $ S11 W11 N4 U3 L3 W6 N4 W16 S6 W14 S30 FGR=[YR=2000] S23 E23 N26 W4 S3 W19 $ E19 N3 E4 S3 E6 S3 E15 N3 FOP=[YR=2000] E10 N5 W10 S5 $ N5 E10 N6 E16 N25 $.

EXTRA FEATURES

LN	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	1,412.00	SF	6.50	6.50	100	2000	2000	3	79	7,251	
2	0819	CONC 12"	0	100	7	6	42.00	SF	9.50	9.50	100	2000	2000	3	79	315	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	

LAND DESCRIPTION

TOTAL OB/XF 7,633

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS