



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		2 100
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	1,874	100	1,874	303,999
FGR	506	55	278	45,097
FOP	91	30	27	4,380
FOP	401	30	120	19,466
TOTALS	2,872		2,299	372,942

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	85	16	1,360.00	SF	6.50	6.50	6,807
2	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	117
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	18
4	1243	WD DECK F	0	100	4	5	20.00	SF	8.00	8.00	32

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000134	C	SFR POND	100		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
0500	01	2,299	122.8920	184.34	423,798	1999	1999	0	0	12.00	88.00
1 SFR CUST - 100% - 2014 Heated Area: 1874 HX Base Yr 2014											
2743 SEA GROVE LN, FERNANDINA BEACH											
BLD DATE: 08/01/2023 MLU											

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VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 2					Tax Dist:			
BUILDING MARKET VALUE					372,942			
TOTAL MARKET OB/XF VALUE					6,974			
TOTAL LAND VALUE - MARKET					247,500			
TOTAL MARKET VALUE					627,416			
SOH/AGL Deduction					293,853			
ASSESSED VALUE					333,563			
TOTAL EXEMPTION VALUE					HX HB 50,000			
BASE TAXABLE VALUE					283,563			
TOTAL JUST VALUE					627,416			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					610,956			