

LOT 11  
IN OR 907/718  
SEA GROVE PB 6/152-154

WEBSTER DAVID & JOANN RAY  
910 1ST ST S #5291  
HOPKINS, MN 55343

2024

00-00-31-1676-0011-0000



| 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 Floo            | 14 | CARPET 90      |
| Interior Floo            | 11 | CLAY TILE 10   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 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       | 2,467            | 100         | 2,467        | 382,840              |
| FGR       | 519              | 55          | 285          | 44,228               |
| FOP       | 150              | 30          | 45           | 6,984                |
| FOP       | 158              | 30          | 47           | 7,293                |
| TOTALS    | 3,294            |             | 2,844        | 441,345              |

| EXTRA FEATURES |            |             |
|----------------|------------|-------------|
| L N            | OB/XF CODE | DESCRIPTION |

| 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   | 0500       | FP-PRE FAB  | 0   | 0   | 0  | 0 | 1.00     | UT | 3,500.00 | 3,500.00       | 100       | 2000    | 2000        | 3 | 84     | 2,940           |       |
| 2   | 0810       | CONCRETE A  | 0   | 0   | 0  | 0 | 2,235.00 | SF | 6.50     | 6.50           | 100       | 2000    | 2000        | 3 | 79     | 11,477          |       |
| 3   | 0819       | CONC 12"    | 0   | 0   | 10 | 4 | 40.00    | SF | 9.50     | 9.50           | 100       | 2000    | 2000        | 3 | 79     | 300             |       |
| 4   | 1242       | WD DECK A   | 0   | 0   | 6  | 4 | 24.00    | SF | 10.00    | 10.00          | 100       | 2000    | 2000        | 3 | 20     | 48              |       |
| 5   | 1242       | WD DECK A   | 0   | 0   | 3  | 3 | 9.00     | SF | 11.00    | 11.00          | 100       | 2000    | 2000        | 3 | 20     | 20              |       |

| LAND DESCRIPTION |          |     |
|------------------|----------|-----|
| L N              | USE CODE | CLS |
| 1                | 000134   | C   |

| MARKET ADJUSTMENTS                  |     |           |             |                |                |      |      |      |      |   |       |        |
|-------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                                | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0500                                | 01  | 2,844     | 116.8992    | 175.35         | 498,695        | 2000 | 2000 | 0    | 0    | 0 | 11.50 | 88.50  |
| 1 SFR CUST - 0% - 0                 |     |           |             |                |                |      |      |      |      |   |       |        |
| Heated Area: 2467                   |     |           |             |                |                |      |      |      |      |   |       |        |
| HX Base Yr                          |     |           |             |                |                |      |      |      |      |   |       |        |
|                                     |     |           |             |                |                |      |      |      |      |   |       |        |
| 2741 SEA GROVE LN, FERNANDINA BEACH |     |           |             |                |                |      |      |      |      |   |       |        |

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

| NASSAU COUNTY PROPERTY    |  |           |             |
|---------------------------|--|-----------|-------------|
| VALUATION SUMMARY         |  |           | PAGE 1 of 1 |
| VALUATION BY              |  |           | STANDARD    |
| Tax Group: 2              |  | Tax Dist: |             |
| BUILDING MARKET VALUE     |  | 441,345   |             |
| TOTAL MARKET OB/XF VALUE  |  | 14,785    |             |
| TOTAL LAND VALUE - MARKET |  | 247,500   |             |
| TOTAL MARKET VALUE        |  | 703,630   |             |
| SOH/AGL Deduction         |  | 99,641    |             |
| ASSESSED VALUE            |  | 603,989   |             |
| TOTAL EXEMPTION VALUE     |  | 0         |             |
| BASE TAXABLE VALUE        |  | 603,989   |             |
| TOTAL JUST VALUE          |  | 703,630   |             |
| NCON VALUE                |  | 0         |             |
| INCOME VALUE              |  |           |             |
| PREVIOUS YEAR MKT VALUE   |  | 684,110   |             |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20121702   | H/AC        | 4,601   | 08/16/2012 |
| 2003969    | TRIM ONLY   | 160,000 | 09/14/2000 |
| 2001900    | NEW CONSTR  | 160,000 | 01/06/2000 |

| SALES DATA                     |            |           |     |     |        |
|--------------------------------|------------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD |
| 0907/0718                      | 11/09/1999 | WD        | Q   | V   |        |
| GRANTOR: BRYLEN HOMES LTD      |            |           |     |     |        |
| GRANTEE: WEBSTER DAVID & JOA   |            |           |     |     |        |
| 0907/0716                      | 11/09/1999 | WD        | U   | V   | 19     |
| GRANTOR: RIVER OAKS JOINT VENT |            |           |     |     |        |
| GRANTEE: BRYLEN HOMES LTD      |            |           |     |     |        |

| BUILDING NOTES |  |  |
|----------------|--|--|
|                |  |  |

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                          |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|
| BAS=[YR=2000] W33 S10 FOP=[YR=2000] W22 S4 E1 S3 E5 S2 E11 N5 E5 N4 \$ S4 W5 S5 W11 N2 W5 N3 W13 S32 E12 FOP=[YR=2000] S8 E3 N1 E12 S1 E3 FGR=[YR=2000] S16 E23 N21 W7 N6 W4 S5 W12 S6 \$ N6 W3 N2 W3 N4 W6 S4 W6 \$ E6 N4 E6 S4 E3 S2 E15 N5 E4 S6 E9 N7 W2 N3 E14 N39 \$ . |  |  |