

WOODS MARK T
2735 SEA GROVE LN
FERNANDINA BEACH, FL 32034

00-00-31-1676-0014-0000



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		2,953		124.5970		186.90		551,916		2000		2001		0		0		11.00		89.00		STANDARD											
Exterior Wall		23		REINF CONC 20		1		SFR CUST - 100%		- 2017		Heated Area: 2488		HX Base Yr 2017																		Tax Group: 2 Tax Dist:									
Roof Structur		08		IRREGULAR 100																												BUILDING MARKET VALUE 491,205									
Roof Cover		03		COMP SHNGL 100																												TOTAL MARKET OB/XF VALUE 21,258									
Interior Wall		05		DRYWALL 100																												TOTAL LAND VALUE - MARKET 225,000									
Interior Floo		15		HARDTILE 70																												TOTAL MARKET VALUE 737,463									
Interior Floo		14		CARPET 30																												SOH/AGL Deduction 254,956									
Air Condition		03		CENTRAL 100																												ASSESSED VALUE 482,507									
Heating Type		04		AIR DUCTED 100																												TOTAL EXEMPTION VALUE HX HB 50,000									
Bedrooms				3 100																												BASE TAXABLE VALUE 432,507									
Bathrooms				2.5 100																												TOTAL JUST VALUE 737,463									
Frame		02		WOOD FRAME 100																												NCON VALUE 0									
Stories				1. 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE 715,926									
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		2,278		100		2,278		378,925																																	
BAS		210		100		210		34,932																																	
DCK		480		10		48		7,984																																	
FGR		529		55		291		48,405																																	
FOP		50		30		15		2,496																																	
FSP		108		40		43		7,153																																	
USP		225		30		68		11,311																																	
TOTALS		3,880				2,953		491,205																																	
EXTRA FEATURES		2735 SEA GROVE LN, FERNANDINA BEACH																																							
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		0 100		0 0		1.00		UT		3,500.00		3,500.00		100		2000		2000		3		84		2,940													
2		0810		CONCRETE A		0 100		0 0		1,335.00		SF		6.50		6.50		100		2000		2000		3		79		6,855													
3		0810		CONCRETE A		0 100		3 6		18.00		SF		6.50		6.50		100		2000		2000		3		79		92													
4		0830		FLAGSTONE		0 100		15 20		300.00		SF		12.00		12.00		100		2000		2000		3		79		2,844													
5		0830		FLAGSTONE		0 100		6 3		18.00		SF		24.00		24.00		100		2005		2005		3		86		372													
6		0830		FLAGSTONE		0 100		3 4		12.00		SF		24.00		24.00		100		2001		2001		3		80		230													
7		0911		SCRN RM A		0 100		15 20		300.00		SF		17.50		17.50		100		2019		2019		3		86		4,515													
8		0855		CONC PAVER		0 100		0 0		270.00		SF		10.00		10.00		100		2019		2019		3		98		2,646													
9		0855		CONC PAVER		0 100		0 0		78.00		SF		10.00		10.00		100		2019		2019		3		98		764													