



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 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,618	100	2,618	409,031
FGR	684	55	376	58,745
FOP	85	30	26	4,062
FSP	250	40	100	15,624
FST	72	55	40	6,250
UOP	500	20	100	15,624

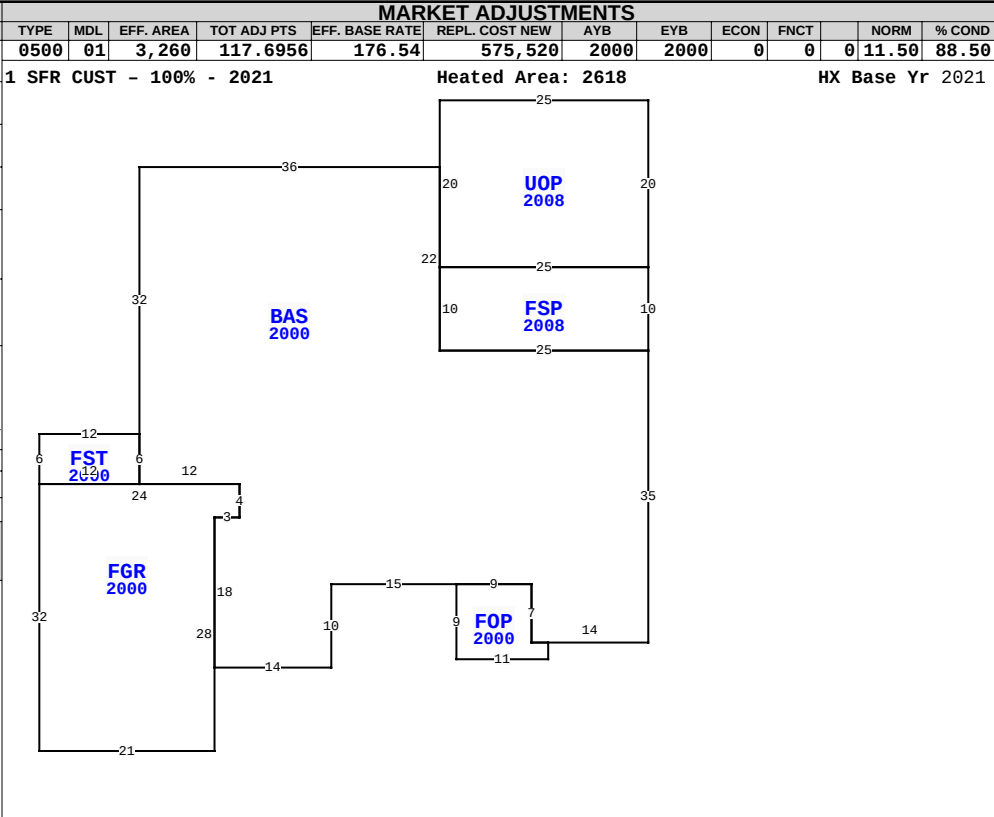
TOTALS	4,209		3,260	509,335
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EXTRA FEATURES

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	0835	QUARY TILE	0	100	9	4	36.00	SF	20.00	20.00	100	2001	2001	3	80	576	
3	0810	CONCRETE A	0	100	9	11	99.00	SF	6.50	6.50	100	2000	2000	3	79	508	
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2000	2000	3	20	20	
5	1241	WD DECK G	0	100	4	4	16.00	UT	11.50	11.50	100	2000	2000	3	28	52	
6	0810	CONCRETE A	0	100	42	4	168.00	SF	6.50	6.50	100	2000	2000	3	79	863	
7	0810	CONCRETE A	0	100	0	0	1,635.00	SF	6.50	6.50	100	2000	2000	3	79	8,396	
8	1126	CB/STC 8"	0	100	0	0	47.00	SF	8.00	8.00	100	2001	2001	3	80	301	
9	0910	SCRN RM L	0	100	25	20	500.00	SF	15.00	15.00	100	2008	2008	3	35	2,625	
10	0875	HOT TUB	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	35	525	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



2733 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF																	16,806
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	0835	QUARY TILE	0	100	9	4	36.00	SF	20.00	20.00	100	2001	2001	3	80	576	
3	0810	CONCRETE A	0	100	9	11	99.00	SF	6.50	6.50	100	2000	2000	3	79	508	
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2000	2000	3	20	20	
5	1241	WD DECK G	0	100	4	4	16.00	UT	11.50	11.50	100	2000	2000	3	28	52	
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10	0875	HOT TUB	0	100	0	0	1.00	UT	1,500.00	1,500.00	100	2008	2008	3	35	525	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE		509,335
TOTAL MARKET OB/XF VALUE		16,806
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		751,141
SOH/AGL Deduction		221,096
ASSESSED VALUE		530,045
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		480,045
TOTAL JUST VALUE		751,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		729,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081810	H/AC	6,900	12/11/2008
20081325	XFOB	4,640	08/25/2008
20081191	XFOB	11,500	07/24/2008
2002143	NEW CONSTR	170,000	02/10/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V / I / RSN CD
2380/0093	7/28/2020	LE U	I 11
GRANTOR: SELL ROBERT D & DIANE			
GRANTEE: COLLINS LAUNA			
2329/0555	12/23/2019	WD Q	I 01
GRANTOR: REMICK FRANCIS A & LI			
GRANTEE: SELL ROBERT D & DIA			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2000] W36 S32 FST=[YR=2000] W12 S6 FGR=[YR=2000] S32 E21 N28 E3 N4 W24 \$ E12 N6\$ S6 E12 S4 W3 S18 E14 N10 E15FOP=[YR=2000] S9 E11 N2 W2 N7 W9 \$ E9 S7 E14 N35 FSP=[YR=2008] N10 UOP=[YR=2008] N20 W25 S20 E25\$ W25 S10 E25\$ W25 N22\$.			