

LOT 17
IN OR 1547/1725
SEA GROVE PB 6/152-154

SHUTA BARBARA A & JAMES M
2729 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0017-0000



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 Floor	12	HARDWOOD 50
Interior Floor	15	HARDTILE 50
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
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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	2,007	100	2,007	335,932
FGR	545	55	300	50,214
FOP	376	30	113	18,914
FSP	264	40	106	17,742
UOP	404	20	81	13,558

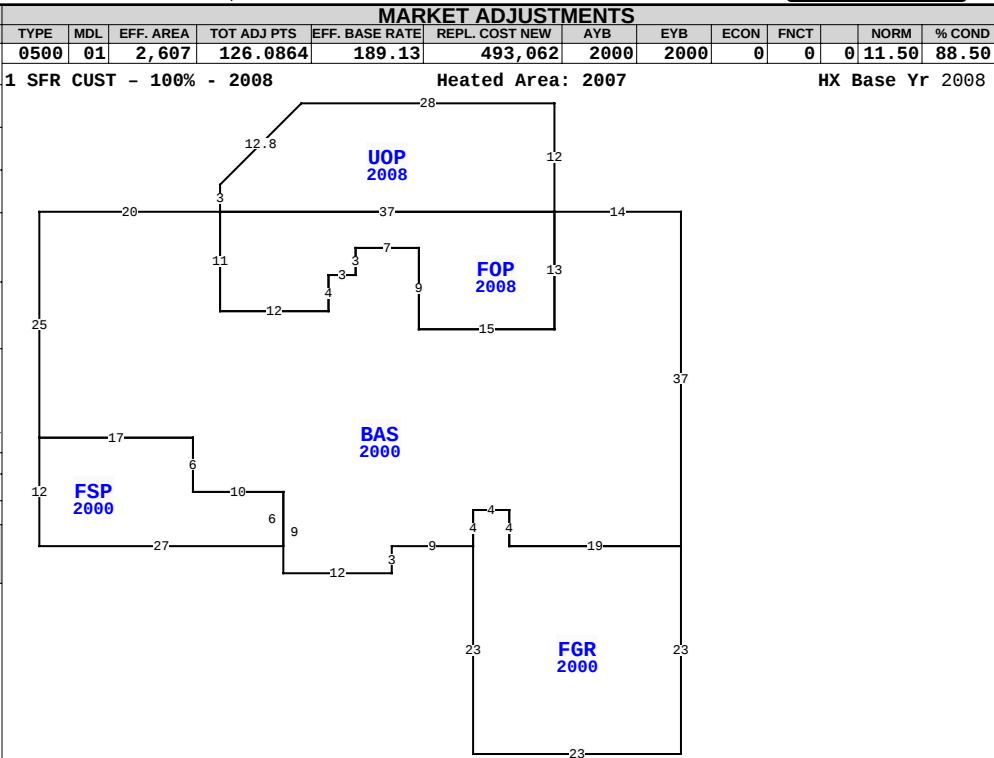
TOTALS	3,596		2,607	436,360
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EXTRA FEATURES

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	0962	SKYLIGHT	0	100	0	0	3.00	UT	250.00	250.00	100	2000	2000	3	79	593	
2	0819	CONC 12"	0	100	7	3	21.00	SF	9.50	9.50	100	2000	2000	3	79	158	
3	0810	CONCRETE A	0	100	93	3	279.00	SF	6.50	6.50	100	2000	2000	3	79	1,433	
4	0810	CONCRETE A	0	100	51	16	816.00	SF	6.50	6.50	100	2000	2000	3	79	4,190	
5	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
6	0855	CONC PAVER	0	100	0	0	1,021.00	SF	10.00	10.00	100	2008	2008	3	89	9,087	
7	1126	CB/STC 8"	0	100	32	6	192.00	SF	8.00	8.00	100	2008	2008	3	89	1,367	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	35	350	
9	0910	SCRN RM L	0	100	0	0	403.00	SF	15.00	15.00	100	2008	2008	3	35	2,116	

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							



2729 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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TOTAL OB/XF

19,321

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		436,360
TOTAL MARKET OB/XF VALUE		19,321
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		680,681
SOH/AGL Deduction		338,870
ASSESSED VALUE		341,811
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		291,811
TOTAL JUST VALUE		680,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		661,746

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081110	GAS	895	07/02/2008
20081104	ELEC OTHER	800	07/01/2008
20080828	XFOB	6,150	05/15/2008
20080810	SWIM POOL	16,300	05/13/2008
20080811	ELEC OTHER	650	05/13/2008
20080812	OTHER	1,000	05/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1547/1725	1/24/2008	WD	U	I	01	100

GRANTOR: SHUTA BARBARA A
GRANTEE: SHUTA BARBARA A & J
1420/1829 6/16/2006 WD Q I 475,000
GRANTOR: JOINER BOBBY A & SHAR
GRANTEE: SHUTA BARBARA A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 UOP=[YR=2008] N12 W28 L9 D9 S3 E37\$
FOP=[YR=2008] W37 S11 E12 N4 E3 N3 E7 S9 E15 N13 S \$13 W15
N9 W7 S3 W3 S4 W12 N11 W20 S25 FSP=[YR=2000] S12 E27 N6 W10
N6 W17 \$ E17 S6 E10 S9 E12N3 E9 FGR=[YR=2000] S23 E23 N23
W19N4 W4 S4 \$ N4 E4 S4 E19 N37 \$.