

LOT 19
IN OR 2207/26
SEA GROVE PB 6/152-154

BRANOFF RICHARD T & ELLEN A
2725 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0019-0000



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
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

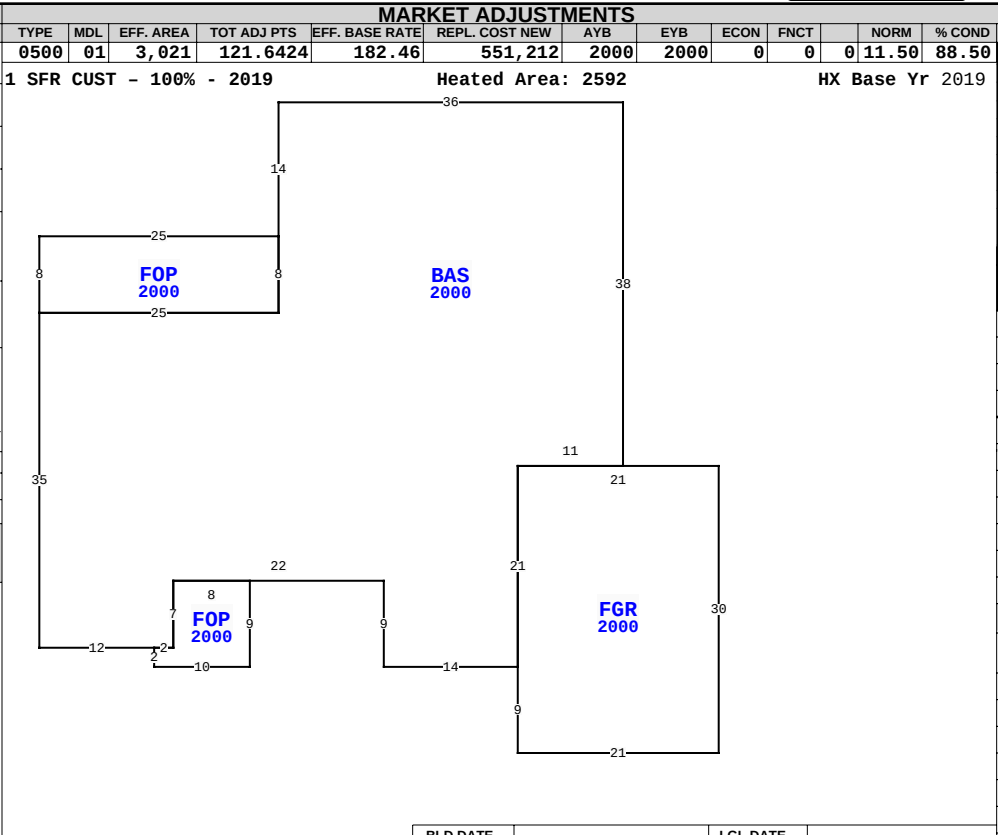
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,592	100	2,592	418,548
FGR	630	55	346	55,871
FOP	76	30	23	3,714
FOP	200	30	60	9,689

TOTALS	3,498		3,021	487,823
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00
2	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00
3	0819	CONC 12"	0 100	4	8	32.00	SF	9.50	9.50
4	0810	CONCRETE A	0 100	89	3	267.00	SF	6.50	6.50
5	0810	CONCRETE A	0 100	0	0	1,683.00	SF	6.50	6.50
6	0861	POOL GUNIT	0 100	0	0	411.00	SF	85.00	85.00
7	0858	SCULP CONC	0 100	0	0	539.00	SF	13.00	13.00
8	0910	SCRN RM L	0 100	38	25	950.00	SF	15.00	15.00
9	1242	WD DECK A	0 100	3	6	18.00	SF	10.50	10.50
10	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00



2725 JEAN LAFITTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0877	JACUZZI	0 100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	200	
3	0819	CONC 12"	0 100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	79	240	
4	0810	CONCRETE A	0 100	89	3	267.00	SF	6.50	6.50	100	2000	2000	3	79	1,371	
5	0810	CONCRETE A	0 100	0	0	1,683.00	SF	6.50	6.50	100	2000	2000	3	79	8,642	
6	0861	POOL GUNIT	0 100	0	0	411.00	SF	85.00	85.00	100	2000	2000	3	25	8,734	
7	0858	SCULP CONC	0 100	0	0	539.00	SF	13.00	13.00	100	2000	2000	3	94	6,587	
8	0910	SCRN RM L	0 100	38	25	950.00	SF	15.00	15.00	100	2000	2000	3	20	2,850	
9	1242	WD DECK A	0 100	3	6	18.00	SF	10.50	10.50	100	2000	2000	3	20	38	
10	1242	WD DECK A	0 100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100		R-1	0.00	0.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	487,823								
TOTAL MARKET OB/XF VALUE	32,160								
TOTAL LAND VALUE - MARKET	225,000								
TOTAL MARKET VALUE	744,983								
SOH/AGL Deduction	417,605								
ASSESSED VALUE	327,378								
TOTAL EXEMPTION VALUE	50,000								
BASE TAXABLE VALUE	277,378								
TOTAL JUST VALUE	744,983								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	724,113								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002003	XFOB	6,084	01/20/2000
991527	SWIM POOL	15,900	11/08/1999
990566	NEW CONSTR	193,000	06/02/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2207/0026	6/27/2018	WD	Q	I	01	535,000	
GRANTOR: DAVIS HALL REVOCABLE							
GRANTEE: BRANOFF RICHARD T &							
1013/0061	10/12/2001	QC	U	I	06	100	
GRANTOR: DAVIS HAL							
GRANTEE: DAVIS HAL TRUSTEE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W36 S14 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E22 S9 E14 FGR=[YR=2000] S9 E21 N30 W21 S21 \$ N21 E11 N38 \$.									

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