

LOT 27
IN OR 2031/411
SEA GROVE PB 6/152-154

FORRESTER STEVEN R
2762 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0027-0000



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	PAGE 1 of 1 2												
Exterior Wall	16	WD FR STUC 80	0500	01	3,081	126.8300	190.24	586,129	2000	2000	0	0	0	11.50	88.50	VALUATION BY STANDARD											
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2019													Heated Area: 2739											
Roof Structure	08	IRREGULAR 100														HX Base Yr 2019											
Roof Cover	03	COMP SHNGL 100																									
Interior Wall	05	DRYWALL 100																									
Interior Floor	14	CARPET 70																									
Interior Floor	15	HARDTILE 30																									
Air Condition	03	CENTRAL 100																									
Heating Type	04	AIR DUCTED 100																									
Bedrooms		3 100																									
Bathrooms		3 100																									
Frame	02	WOOD FRAME 100																									
Stories	1.	1. 100																									
Units		0 100																									
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	2,739	100	2,739	461,144																							
FGR	419	55	230	38,723																							
FOP	175	30	52	8,754																							
FOP	200	30	60	10,101																							
TOTALS			3,533	3,081	518,724																						
EXTRA FEATURES			2762 JEAN LAFITTE DR, 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	0962	SKYLIGHT	0 100	0	0	1.00	UT	250.00	250.00	100	2000	2000	3	79	198												
3	0825	BRICK	0 100	0	0	1,363.00	SF	12.50	12.50	100	2000	2000	3	94	16,015												
4	1242	WD DECK A	0 100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18												
5	1242	WD DECK A	0 100	4	4	16.00	SF	10.00	10.00	100	2000	2000	3	20	32												
6	0910	SCRN RM L	0 100	34	25	850.00	SF	15.00	15.00	100	2000	2000	3	20	2,550												
7	0861	POOL GUNIT	0 100	25	15	375.00	SF	85.00	85.00	100	2000	2000	3	25	7,969												
8	0858	SCULP CONC	0 100	0	0	475.00	SF	13.00	13.00	100	2000	2000	3	94	5,805												
9	0819	CONC 12"	0 100	3	8	24.00	SF	9.50	9.50	100	2000	2000	3	79	180												
TOTAL OB/XF 35,707																											
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										
REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																											