

LOT 28
IN OR 1908/17
SEA GROVE PB 6/152-154

BROWN ROBERT A & EILEEN F
2768 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0028-0000



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	16 WD FR STUC 80
Exterior Wall	23 REINF CONC 20
Roof Structur	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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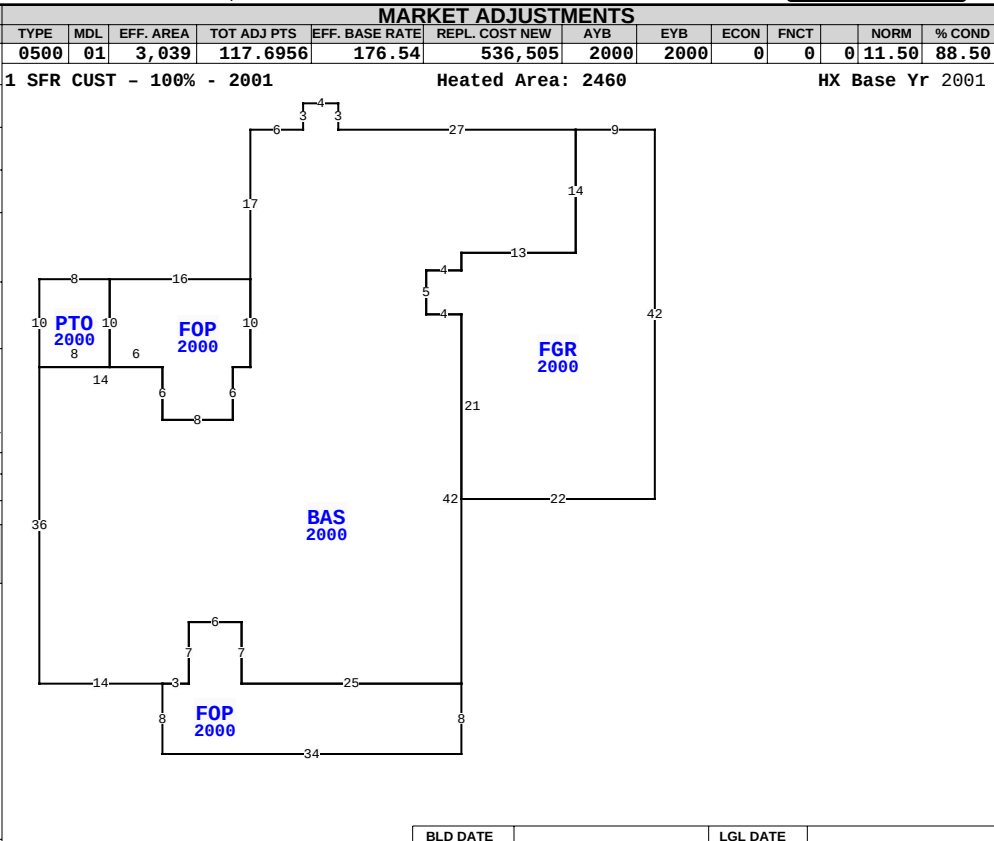
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2,460	384,345
FGR	762	55	419	65,463
FOP	208	30	62	9,686
FOP	314	30	94	14,687
PTO	80	5	4	625
TOTALS	3,824		3,039	474,807

EXTRA FEATURES	
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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	2.00	UT	250.00	250.00	100	2000	2000	3	79	395	
2	0819	CONC 12"	0 100	2	9	18.00	SF	9.50	9.50	100	2000	2000	3	79	135	
3	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	79	863	
4	0810	CONCRETE A	0 100	66	17	1,122.00	SF	6.50	6.50	100	2000	2000	3	79	5,761	
5	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	79	62	
6	1242	WD DECK A	0 100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
7	1242	WD DECK A	0 100	5	8	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	
8	1242	WD DECK A	0 100	5	12	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	
9	0910	SCRN RM L	0 100	0	0	813.00	SF	15.00	15.00	100	2000	2000	3	20	2,439	
10	0861	POOL GUNIT	0 100	0	0	325.00	SF	85.00	85.00	100	2000	2000	3	25	6,906	

LAND DESCRIPTION	
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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							



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TOTAL OB/XF																16,779
1	0962	SKYLIGHT	0 100	0	0	2.00	UT	250.00	250.00	100	2000	2000	3	79	395	
2	0819	CONC 12"	0 100	2	9	18.00	SF	9.50	9.50	100	2000	2000	3	79	135	
3	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	79	863	
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5	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2000	2000	3	79	62	
6	1242	WD DECK A	0 100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
7	1242	WD DECK A	0 100	5	8	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	
8	1242	WD DECK A	0 100	5	12	60.00	SF	10.00	10.00	100	2000	2000	3	20	120	
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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							

NASSAU COUNTY PROPERTY										PAGE 1 of 2		2
VALUATION SUMMARY												

VALUATION BY	STANDARD										
Tax Group: 2	Tax Dist:										
BUILDING MARKET VALUE	474,807										
TOTAL MARKET OB/XF VALUE	23,515										
TOTAL LAND VALUE - MARKET	225,000										
TOTAL MARKET VALUE	723,322										
SOH/AGL Deduction	334,642										
ASSESSED VALUE	388,680										
TOTAL EXEMPTION VALUE	50,000										
BASE TAXABLE VALUE	338,680										
TOTAL JUST VALUE	723,322										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	702,801										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100406	H/AC	3,000	03/08/2010
2003134	SWIM POOL	21,900	06/02/2000
991605	NEW CONSTR	155,000	11/12/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1908/0017	3/18/2014	WD U	I	30		100
GRANTOR: BROWN ROBERT A TRUSTE						
GRANTEE: BROWN ROBERT A & EI						
0899/0621	9/10/1999	WD U	V	07		100
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BROWN ROBERT A TRUS						

BUILDING NOTES	
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BUILDING DIMENSIONS	
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FGR=[YR=2000] W9 BAS=[YR=2000] W27 N3 W4 S3 W6 S17
FOP=[YR=2000] W16 PTO=[YR=2000] W8 S10 E8 N10 \$ S10 E6 S6
E8 N6 E2 N10 \$ S10 W2 S6 W8 N6 W14 S36 E14 FOP=[YR=2000] S8
E34 N8 W25 N7 W6 S7 W3 \$ E3 N7 E6 S7 E25 N42 W4 N5 E4 N2 E13
N14 \$ S14 W13 S2 W4 S5 E4 S21 E22 N42 \$.

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