LOT 31
SEA GROVE PB 6/152-154

BRAEGER PAUL J & SHERRI L
PO BOX 16195
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0031-0000

BUILDING CHARACTERISTICS

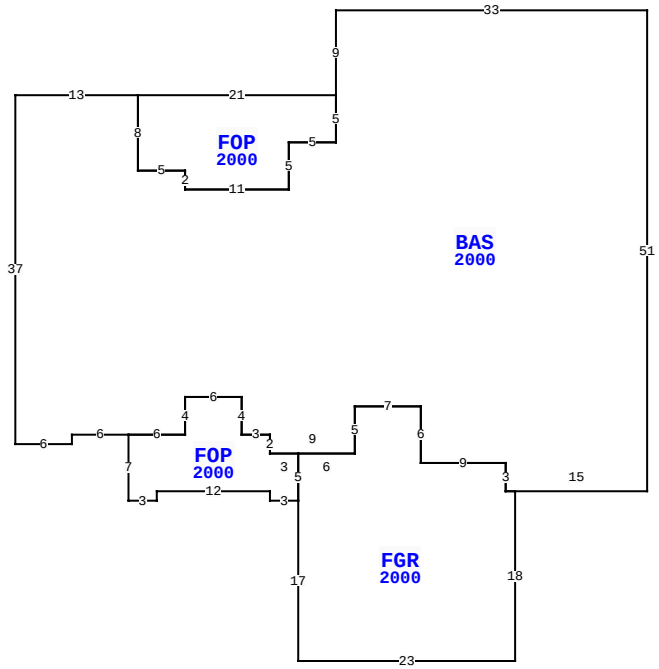
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,630	100	2,630	443,073
FGR	528	55	290	48,856
FOP	132	30	40	6,738
FOP	175	30	52	8,761
TOTALS	3,465		3,012	507,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,012	126.9048	190.36	573,364	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2005 Heated Area: 2630 HX Base Yr 2005



2784 JEAN LAFITTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,427
TOTAL MARKET OB/XF VALUE		12,649
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		745,076
SOH/AGL Deduction		342,956
ASSESSED VALUE		402,120
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		352,120
TOTAL JUST VALUE		745,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,626

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990709	NEW CONSTR	185,300	06/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2694/1095	2/15/2024	WD	Q	I	02	1,075,000
GRANTOR: LUALLEN JAMES R & DEL						
GRANTEE: BRAEGER PAUL J & SH						
1410/1382	5/08/2006	QC	U	I	01	100
GRANTOR: LUALLEN JAMES R & DEE						
GRANTEE: LUALLEN JAMES R & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W33 S9 FOP=[YR=2000] W21 S8 E5 S2 E11 N5 E5 N5 $ S5 W5 S5 W11 N2 W5 N8 W13 S37 E6 N1 E6 FOP=[YR=2000] S7 E3 N1 E12 S1 E3 FGR=[YR=2000] S17 E23 N18 W1 N3 W9 N6 W7 S5 W6 S5 $ N5 W3 N2 W3 N4 W6 S4 W6 $ E6 N4 E6 S4 E3 S2 E9 N5 E7 S6 E9 S3 E15 N51 $.

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	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	2000	2000	3	79	924	
3	0810	CONCRETE A	0	100	0	0	1,322.00	SF	6.50	6.50	100	2000	2000	3	79	6,788	
4	0819	CONC 12"	0	100	2	4	8.00	SF	9.50	9.50	100	2000	2000	3	79	60	
5	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
6	1241	WD DECK G	0	100	0	0	596.00	UT	11.50	11.50	100	2000	2000	3	28	1,919	

LAND DESCRIPTION

TOTAL OB/XF 12,649

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