LOT 32
IN OR 978/1576
SEA GROVE PB 6/152-154

NELSON CRAIG H & JUDITH J
2786 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0032-0000

BUILDING CHARACTERISTICS

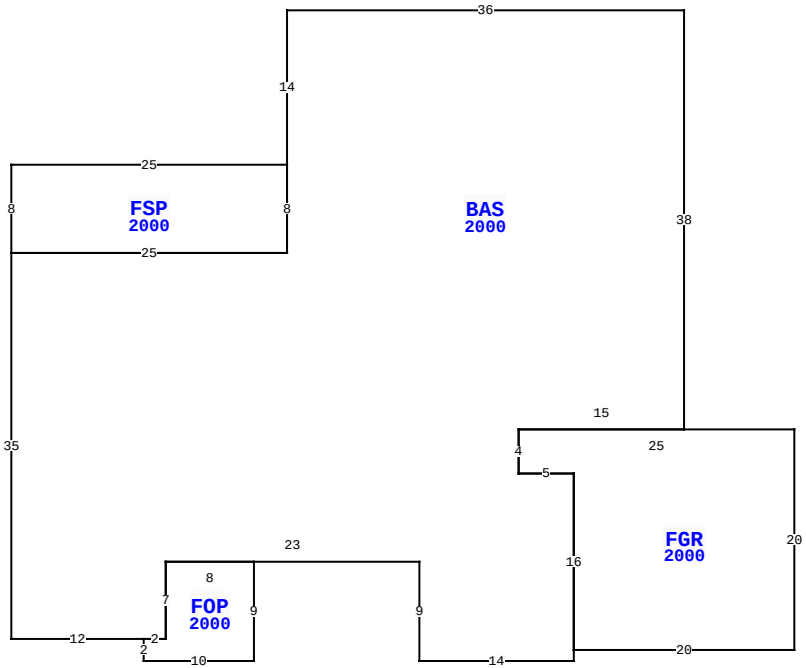
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,584	100	2,584	426,335
FGR	420	55	231	38,113
FOP	76	30	23	3,795
FSP	200	40	80	13,199
TOTALS	3,280		2,918	481,443

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,918	124.2868	186.43	544,003	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2002 Heated Area: 2584 HX Base Yr 2002



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

2786 JEAN LAFITTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		481,443
TOTAL MARKET OB/XF VALUE		8,741
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		715,184
SOH/AGL Deduction		336,337
ASSESSED VALUE		378,847
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		328,847
TOTAL JUST VALUE		715,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		693,809

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002220	XFOB	2,371	02/17/2000
990900	NEW CONSTR	170,236	07/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0978/1576	4/02/2001	WD	Q	I		340,000
GRANTOR: CAVAN BRYAN M JR & ME						
GRANTEE: NELSON CRAIG H & JU						
0890/1361	7/12/1999	WD	Q	V		60,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CAVAN BRYAN JR & ME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S14 FSP=[YR=2000] W25 S8 E25 N8 $ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 $ E2 N7 E23 S9 E14 N1 FGR=[YR=2000] E20 N20 W25 S4 E5 S16 $ N16 W5 N4 E15 N38 $.

EXTRA FEATURES

LN	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	50	3	150.00	SF	6.50	6.50	100	2000	2000	3	79	770	
3	0810	CONCRETE A	0	100	58	16	928.00	SF	6.50	6.50	100	2000	2000	3	79	4,765	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
5	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	79	180	
6	0819	CONC 12"	0	100	3	3	9.00	SF	9.50	9.50	100	2001	2001	3	80	68	

LAND DESCRIPTION

TOTAL OB/XF 8,741

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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