



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 70
Interior Floor	14	CARPET 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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,337	100	2,337	393,285
BAS	290	100	290	48,803
FCP	308	25	77	12,958
FGR	492	55	271	45,605
FOP	384	30	115	19,353
PTO	635	5	32	5,385
SFB	108	80	86	14,473
TOTALS	4,554		3,208	539,862

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2000
2	0962	SKYLIGHT	0 100	0	0	1.00	UT	250.00	250.00	100	2000
3	0819	CONC 12"	0 100	5	13	65.00	SF	9.50	9.50	100	2000
4	0810	CONCRETE A	0 100	0	0	1,327.00	SF	6.50	6.50	100	2000
5	1241	WD DECK G	0 100	7	17	119.00	UT	11.50	11.50	100	2000
6	1242	WD DECK A	0 100	3	3	9.00	SF	10.50	10.50	100	2000
7	0810	CONCRETE A	0 100	8	4	32.00	SF	6.50	6.50	100	2008

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,208	121.9460	182.92	586,807	2000	2007	0	0	8.00	92.00
1 SFR CUST - 100% - 2002											
Heated Area: 2713											
HX Base Yr 2002											
2798 JEAN LAFITTE DR, FERNANDINA BEACH											

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

TOTAL OB/XF											
11,027											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		539,862	
TOTAL MARKET OB/XF VALUE		11,027	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		775,889	
SOH/AGL Deduction		372,117	
ASSESSED VALUE		403,772	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		353,772	
TOTAL JUST VALUE		775,889	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		751,817	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200429	REPAIR/RRF	0	04/29/2020
20120684	H/AC	3,000	04/19/2012
20051049	ELEC OTHER	2,000	01/13/2005
20042409	REMODEL	10,000	12/22/2004
2001898	NEW CONSTR	150,000	01/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0910/0473	12/03/1999	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					
GRANTEE: MAYO CHARLES E & TI					
0910/0471	12/03/1999	WD	U	V	19
GRANTOR: RIVER OAKS JOINT VENT					
GRANTEE: BRYLEN HOMES LTD					

BUILDING NOTES											
PTO=[YR=2008] W25 S7 BAS=[YR=2000] W3 N3 W9 S3 W24											
SFB=[YR=2000] W9 S12 FGR=[YR=2000] S22 E22 N13 E4 N5 W7 N4											
W19\$ E9 N12\$ S12 E10 S4 E7 S5 W4 S35 FCP=[YR=2000] W22 S14											
E22 N14\$ FOP=[YR=2000] S15 E34 N8 W3 N7 W6 S7 W15 N7 W10\$ E10											
S7 E15 N7 E6 S7 E17 N41 W7 BAS=[YR=2008] N5 W18 S1 W4 S8 E6											
S8 E11 N5 E4 N7 E1\$ W1 S7 W4 S5 W11 N8 W6 N8 E4 N18\$ S17 E18											
S5 E7 N29\$.											