



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	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

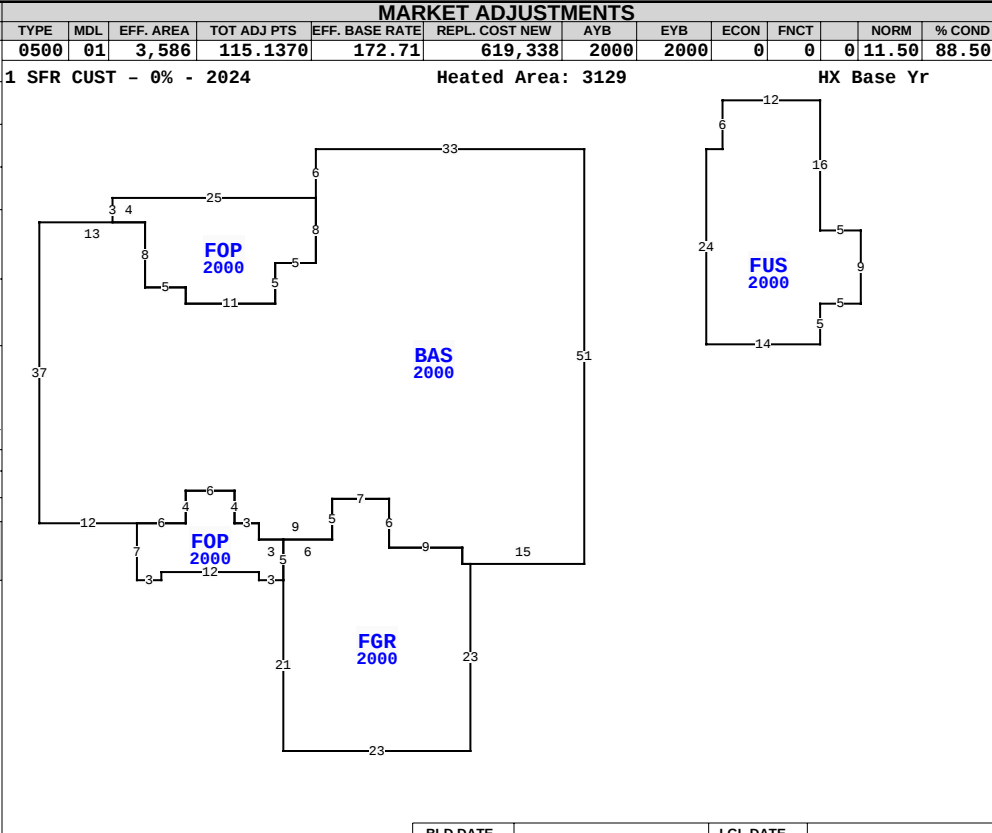
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,676	100	2,676	409,022
FGR	621	55	342	52,274
FOP	132	30	40	6,114
FOP	250	30	75	11,463
FUS	453	100	453	69,241

TOTALS	4,132		3,586	548,114
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	0	0	0	1,700.00	SF	6.50
2	0858	SCULP CONC	0	0	0	0	227.00	SF	13.00
3	0858	SCULP CONC	0	0	0	0	506.00	SF	13.00
4	0858	SCULP CONC	0	0	4	4	16.00	SF	26.00
5	0858	SCULP CONC	0	0	5	12	60.00	SF	26.00
6	1242	WD DECK A	0	0	3	3	9.00	SF	10.50
7	0855	CONC PAVER	0	0	0	0	990.00	SF	10.00
8	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00
9	0910	SCRN RM L	0	0	36	40	1,440.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	0		R-1	0.00	0.00	1.00

REVIEW DATE	05/12/2019	BY	KBA
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2752 SEA GROVE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

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	0810	CONCRETE A	0	0	0	0	1,700.00	SF	6.50	6.50	100	2000	2000	3	79	8,730	
2	0858	SCULP CONC	0	0	0	0	227.00	SF	13.00	13.00	100	2000	2000	3	94	2,774	
3	0858	SCULP CONC	0	0	0	0	506.00	SF	13.00	13.00	100	2000	2000	3	94	6,183	
4	0858	SCULP CONC	0	0	4	4	16.00	SF	26.00	26.00	100	2000	2000	3	94	391	
5	0858	SCULP CONC	0	0	5	12	60.00	SF	26.00	26.00	100	2000	2000	3	94	1,466	
6	1242	WD DECK A	0	0	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
7	0855	CONC PAVER	0	0	0	0	990.00	SF	10.00	10.00	100	2008	2008	3	89	8,811	
8	0861	POOL GUNIT	0	0	30	15	450.00	SF	85.00	85.00	100	2008	2008	3	52	19,890	
9	0910	SCRN RM L	0	0	36	40	1,440.00	SF	15.00	15.00	100	2008	2008	3	35	7,560	

TOTAL OB/XF										55,824							
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
1	000100	C	SFR	0		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000

Total Acres: 0.00	Total Land Value: 225,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY										PAGE 1 of 1								2
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VALUATION SUMMARY										STANDARD							
VALUATION BY										Tax Group: 2							
Tax Dist:										Tax Dist:							
BUILDING MARKET VALUE										548,114							
TOTAL MARKET OB/XF VALUE										55,824							
TOTAL LAND VALUE - MARKET										225,000							
TOTAL MARKET VALUE										828,938							
SOH/AGL Deduction										0							
ASSESSED VALUE										828,938							
TOTAL EXEMPTION VALUE										0							
BASE TAXABLE VALUE										828,938							
TOTAL JUST VALUE										828,938							
NCON VALUE										0							
INCOME VALUE																	
PREVIOUS YEAR MKT VALUE										807,279							

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081072	XFOB	6,800	06/25/2008
20080840	SWIM POOL	42,300	05/16/2008
20080841	ELEC OTHER	800	05/16/2008
20080842	OTHER	1,500	04/26/2008
20071985	H/AC	12,650	10/19/2007
2003259	XFOB	3,991	06/16/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2724/1508	7/10/2024	FJ	U	I	11	0			
GRANTOR:HANEY HALLE B EST									
GRANTEE:BOWE CARTER EDWARD									
1956/0524	1/07/2015	QC	U	I	11	100			
GRANTOR:BOWE CLARENCE E III									
GRANTEE:HANEY HALLE B									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W33 S6 FOP=[YR=2000] W25 S3 E4 S8 E5 S2 E11 N5 E5 N8 \$ S8 W5 S5 W11 N2 W5 N8 W13 S37 E12 FOP=[YR=2000] S7 E3 N1 E12 S1 E3 FGR=[YR=2000] S21 E23 N23 W1 N2 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 S2 E15 N51 \$ PTR= E15 FUS=[YR=2000] E2 N6 E12 S16 E5 S9 W5 S5 W14 N24 \$ W15 \$.									