



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	1.5	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	1,933	100	1,933	330,276
DCK	94	10	9	1,538
FGR	541	55	298	50,917
FOP	45	30	14	2,392
FSP	371	40	148	25,288
FUS	322	100	322	55,018
UST	30	45	14	2,392
TOTALS	3,336		2,738	467,820

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
1	0819	CONC 12"	0	100	4	7			28.00	SF	9.50	
2	0810	CONCRETE A	0	100	0	0			1,455.00	SF	6.50	
3	1242	WD DECK A	0	100	3	3			9.00	SF	11.00	

LAND DESCRIPTION												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,738	127.9872	191.98	525,641	2000	2001	0	0	0	11.00	89.00
1 SFR CUST - 100% - 2021												
Heated Area: 2255												
HX Base Yr 2021												

2761 JEAN LAFITTE DR, FERNANDINA BEACH												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
08/01/2023 MLU												

NASSAU COUNTY PROPERTY												
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VALUATION SUMMARY												
VALUATION BY												
STANDARD												
Tax Group: 2												
Tax Dist:												
BUILDING MARKET VALUE												
467,820												
TOTAL MARKET OB/XF VALUE												
7,701												
TOTAL LAND VALUE - MARKET												
225,000												
TOTAL MARKET VALUE												
700,521												
SOH/AGL Deduction												
248,015												
ASSESSED VALUE												
452,506												
TOTAL EXEMPTION VALUE												
HX HB												
50,000												
BASE TAXABLE VALUE												
402,506												
TOTAL JUST VALUE												
700,521												
NCON VALUE												
0												
INCOME VALUE												
PREVIOUS YEAR MKT VALUE												
679,723												

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110075	ELEC OTHER	8,500	01/14/2011
20110069	REPAIR/RRF	30,000	01/13/2011
20110022	ELEC OTHER	300	01/05/2011
2002836	NEW CONSTR	145,000	05/01/2000
2002677	DEMOLITION	0	04/07/2000

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2345/0238	3/06/2020	WD	Q	I	01	509,300			
GRANTOR: DAVIS RICHARD E & DIA									
GRANTEE: GIBSON TOM R & KELI									
1582/1740	8/28/2008	WD	Q	I		487,000			
GRANTOR: SOUCY NORMAN A & KARE									
GRANTEE: DAVIS RICHARD & DIA									

BUILDING NOTES												
BUILDING DIMENSIONS												
DCK=[YR=2011] W5N4W4S4W4 FSP=[YR=2000] W37 BAS=[YR=2000] W20 S26 E17 S6 FOP=[YR=2000] S5 E9 N5 W9 S E9 S8 E12 N3 E9 FGR=[YR=2000] S23 E23 N23 W18 N3 W4 S3 W1 S E1 N3 E4 S3 E18 N31W14 S7W15N6 U3 L3 W4 L3 D3 S4W11N11S S11E11N4 U3 R3 E4 R3 D3 S6 E15N7E1N6S S6E13N6S PTR= E15S48 FUS=[YR=2000] E6N15 E4 S4 E7 S24 W11 N1 UST=[YR=2000] N5 W6 S5 E6 S N5 W6 N7 S W15N48 \$.												

TOTAL OB/XF												
7,701												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100	0003	R-1	0.00	0.00	1.00	LT		1.00