

LOT 40
IN OR 889/6
SEA GROVE PB 6/152-154

SUESS GLENN T & SANDRA M
2728 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0040-0000



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	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,360	100	2,360	397,335
FGR	694	55	382	64,315
FOP	76	30	23	3,873
FOP	200	30	60	10,101

TOTALS 3,330 2,825 475,624

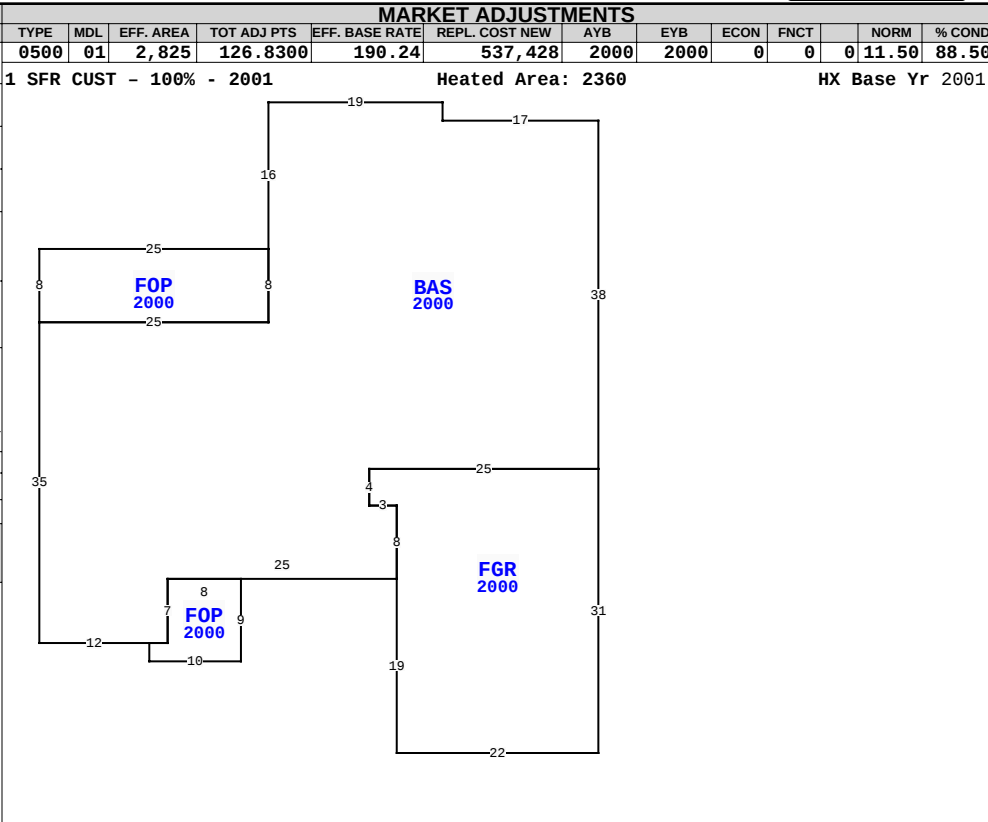
EXTRA FEATURES

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	43	26	1,118.00	SF	6.50	6.50	100	2000	2000	3	79	5,741	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2000	2000	3	79	755	
4	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
5	1242	WD DECK A	0	100	4	6	24.00	SF	11.00	11.00	100	2000	2000	3	20	53	
6	0819	CONC 12"	0	100	8	7	56.00	SF	9.50	9.50	100	2001	2001	3	80	426	
7	0861	POOL GUNIT	0	100	0	0	258.00	SF	85.00	85.00	100	2000	2000	3	25	5,483	
8	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
9	0858	SCULP CONC	0	100	0	0	297.00	SF	13.00	13.00	100	2000	2000	3	94	3,629	
10	0910	SCRN RM L	0	100	0	0	555.00	SF	15.00	15.00	100	2000	2000	3	20	1,665	

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	% 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



2728 SEA GROVE LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023 MLU

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 2	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		475,624	
TOTAL MARKET OB/XF VALUE		21,571	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		722,195	
SOH/AGL Deduction		365,092	
ASSESSED VALUE		357,103	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		307,103	
TOTAL JUST VALUE		722,195	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		701,536	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110581	H/AC	3,000	04/19/2011
2002632	XFOB	3,900	04/04/2000
2002439	XFOB	2,000	03/14/2000
991072	NEW CONSTR	154,547	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0889/0006	6/28/1999	WD	Q	V		53,000

GRANTOR: BRYLEN HOMES LTD

GRANTEE: SUESS GLENN & SANDR

0889/0004 6/28/1999 WD U V 19 39,700

GRANTOR: RIVER OAKS JOINT VENT

GRANTEE: BRYLEN HOMES LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 N2 W19 S16 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=2000] S19 E22 N31 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.

Total Acres: 0.00 Total Land Value: 225,000

Market: 0

Agricultural: 0

Common: 225,000

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2													
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT				NORM		% COND		VALUATION SUMMARY													
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