



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	11	CLAY TILE 90
Interior Floo	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

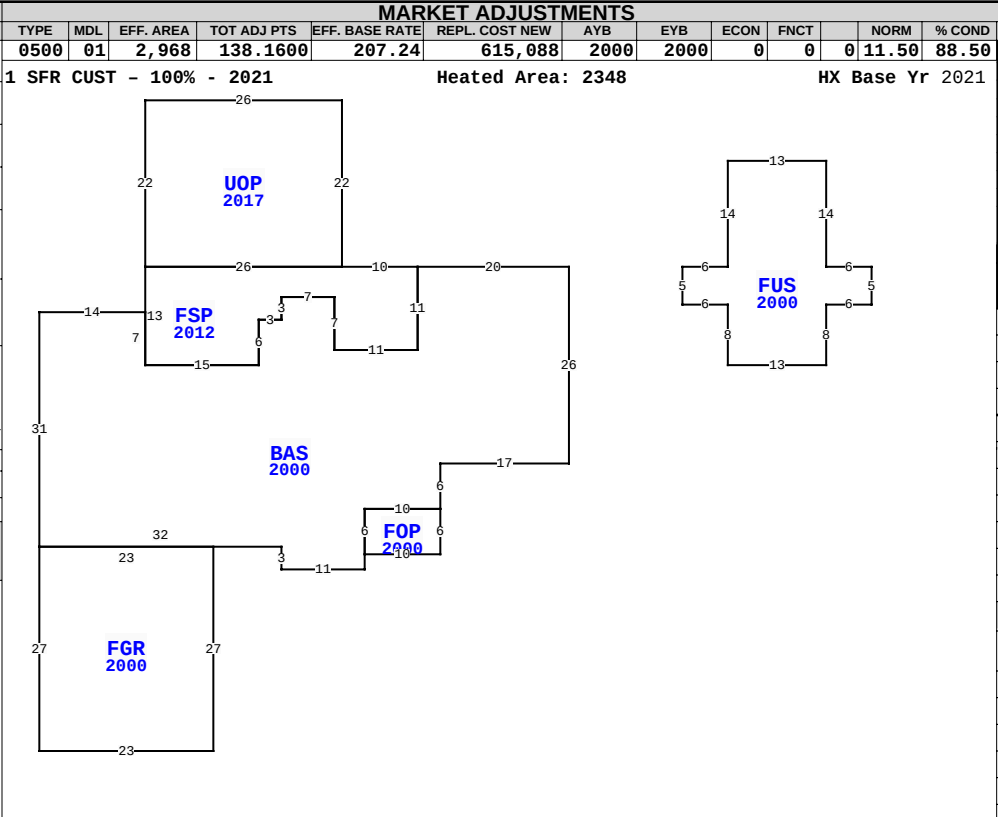
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	1,937	355,260
FGR	621	55	342	62,725
FOP	60	30	18	3,301
FSP	365	40	146	26,777
FUS	411	100	411	75,381
UOP	572	20	114	20,908

TOTALS	3,966		2,968	544,353
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0810	CONCRETE A	0 100	83 16
2	0819	CONC 12"	0 100	2 10
3	1242	WD DECK A	0 100	3 3
4	1242	WD DECK A	0 100	6 4
5	0911	SCRN RM A	0 100	0 0

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	0 100	83 16	1,328.00	SF	6.50	6.50	100	2000	2000	3	79	6,819	
2	0819	CONC 12"	0 100	2 10	20.00	SF	9.50	9.50	100	2000	2000	3	79	150	
3	1242	WD DECK A	0 100	3 3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
4	1242	WD DECK A	0 100	6 4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
5	0911	SCRN RM A	0 100	0 0	572.00	SF	17.50	17.50	100	2017	2017	3	78	7,808	

LAND DESCRIPTION			TOTAL OB/XF 14,843														
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	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000



2732 SEA GROVE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	08/01/2023
	INC DATE		AG DATE	MLU

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	0 100	83 16	1,328.00	SF	6.50	6.50	100	2000	2000	3	79	6,819	
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4	1242	WD DECK A	0 100	6 4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
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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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		544,353	
TOTAL MARKET OB/XF VALUE		14,843	
TOTAL LAND VALUE - MARKET		225,000	
TOTAL MARKET VALUE		784,196	
SOH/AGL Deduction		285,091	
ASSESSED VALUE		499,105	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		449,105	
TOTAL JUST VALUE		784,196	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		760,395	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171634	SCRNENCL	13,394	05/26/2017
20100440	H/AC	12,400	03/15/2010
991070	NEW CONSTR	147,582	08/17/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2296/1200	8/07/2019	WD	Q	I	01	559,900
GRANTOR: GEISELMAN SANDRA L &						
GRANTEE: PECK JESSE A & CHRI						
2044/0643	5/03/2016	WD	Q	I	01	495,000
GRANTOR: KEEFER DENNIS & JEANE						
GRANTEE: GEISELMAN SANDRA L						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2000] W20 FSP=[YR=2012] W10 UOP=[YR=2017] N22 W26 S22 E26\$ W26 S13 E15 N6 E3 N3 E7 S7 E11 N11 \$ S11 W11 N7 W7 S3 W3 S6 W15 N7 W14 S31 FGR=[YR=2000] S27 E23 N27 W23 \$ E32 S3 E11 N2 FOP=[YR=2000] E10 N6 W10 S6 \$ N6 E10 N6 E17 N26 \$ PTR= E15 FUS=[YR=2000] E6 N14E13 S14 E6 S5 W6 S8 W13 N8 W6 N5 \$ W15 \$.									