



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2											
Exterior Wall	16	WD FR STUC 80	0500	01	2,696	128.4800	192.72	519,573	2000	2000	0	0	11.50	88.50	VALUATION BY STANDARD											
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 0% - 2024													Heated Area: 2325										
Roof Structure	08	IRREGULAR 100	HX Base Yr																							
Roof Cover	03	COMP SHNGL 100																								
Interior Wall	05	DRYWALL 100																								
Interior Floor	12	HARDWOOD 70																								
Interior Floor	15	HARDTILE 30																								
Air Condition	03	CENTRAL 100																								
Heating Type	04	AIR DUCTED 100																								
Bedrooms	3	100																								
Bathrooms	2	100																								
Frame	02	WOOD FRAME 100																								
Stories	1.	1. 100																								
Units	0	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	2,325	100	2,325	396,545																						
FGR	471	55	259	44,174																						
FOP	175	30	52	8,869																						
FOP	200	30	60	10,233																						
TOTALS			3,171	2,696	459,822																					
EXTRA FEATURES			2734 SEA GROVE LN, FERNANDINA BEACH																							
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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	84	2,940										
2	0810	CONCRETE A	0	0	0	0	1,917.00	SF	6.50	6.50	100	2000	2000	3	79	9,844										
3	0810	CONCRETE A	0	0	0	0	350.00	SF	6.50	6.50	100	2000	2000	3	79	1,797										
4	1242	WD DECK A	0	0	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19										
5	1242	WD DECK A	0	0	4	6	24.00	SF	11.00	11.00	100	2000	2000	3	20	53										
6	1242	WD DECK A	0	0	7	5	35.00	SF	10.00	10.00	100	2000	2000	3	20	70										
7	0819	CONC 12"	0	0	7	6	42.00	SF	9.50	9.50	100	2000	2000	3	79	315										
8	0861	POOL GUNIT	0	0	24	12	288.00	SF	85.00	85.00	100	2000	2000	3	25	6,120										
9	0858	SCULP CONC	0	0	0	0	667.00	SF	13.00	13.00	100	2000	2000	3	94	8,151										
10	0910	SCRN RM L	0	0	25	36	900.00	SF	15.00	15.00	100	2000	2000	3	20	2,700										
LAND DESCRIPTION			TOTAL OB/XF 32,009																							
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	0	0003	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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS																										

SHAJARY FAMILY TRUST/SHAJARY BAHRAM TRUSTEE
145 MOCKINGBIRD TRL
PEACHTREE CITY, GA 30269

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