LOT 43
IN OR 898/1720
SEA GROVE PB 6/152-154

MCCLESKY SANDRA
2736 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0043-0000

BUILDING CHARACTERISTICS

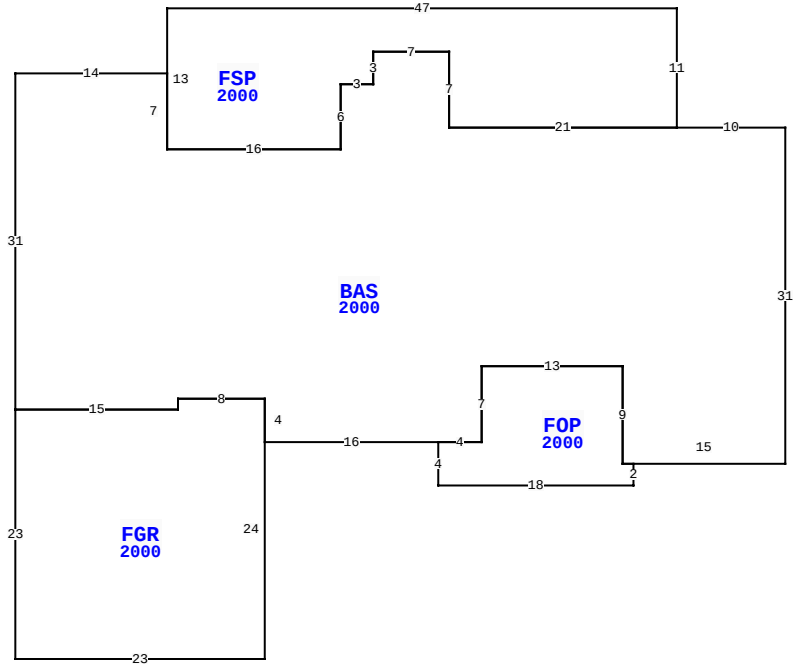
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,020	100	2,020	337,160
FGR	537	55	295	49,239
FOP	161	30	48	8,012
FSP	488	40	195	32,548
TOTALS	3,206		2,558	426,959

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,558	125.7300	188.60	482,439	2000	2000	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2001 Heated Area: 2020 HX Base Yr 2001



2736 SEA GROVE LN, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		426,959
TOTAL MARKET OB/XF VALUE		6,773
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		658,732
SOH/AGL Deduction		350,855
ASSESSED VALUE		307,877
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		257,877
TOTAL JUST VALUE		658,732
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		639,757

PERMIT NUM	DESCRIPTION	AMT	ISSUED
021268	XFOB	2,000	07/23/2002
991543	NEW CONSTR	128,000	11/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0898/1720	9/08/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: MCCLESKY SANDRA						
0898/1718	9/08/1999	WD	U	V	19	39,700
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 FSP=[YR=2000] N11 W47 S13 E16 N6 E3 N3 E7 S7 E21 $ W21 N7 W7 S3 W3 S6 W16 N7 W14 S31 FGR=[YR=2000] S23 E23 N24 W8 S1 W15 $ E15 N1 E8 S4 E16 FOP=[YR=2000] S4 E18 N2 W1 N9 W13 S7 W4 $ E4 N7 E13 S9 E15 N31 $.

EXTRA FEATURES

LN	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	76	16	1,216.00	SF	6.50	6.50	100	2000	2000	3	79	6,244	
2	0810	CONCRETE A	0	100	4	4	16.00	SF	6.50	6.50	100	2000	2000	3	79	82	
3	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	79	180	
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.50	11.50	100	2000	2000	3	20	21	
5	1242	WD DECK A	0	100	0	0	123.00	SF	10.00	10.00	100	2000	2000	3	20	246	

LAND DESCRIPTION

TOTAL OB/XF 6,773

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 Total Acres: 0.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS