

LOT 44
IN OR 2128/867
SEA GROVE PB 6/152-154

RAUSCHENBERGER JAMES T &/MCBRIDE BONNIE L
2738 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0044-0000



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	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
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
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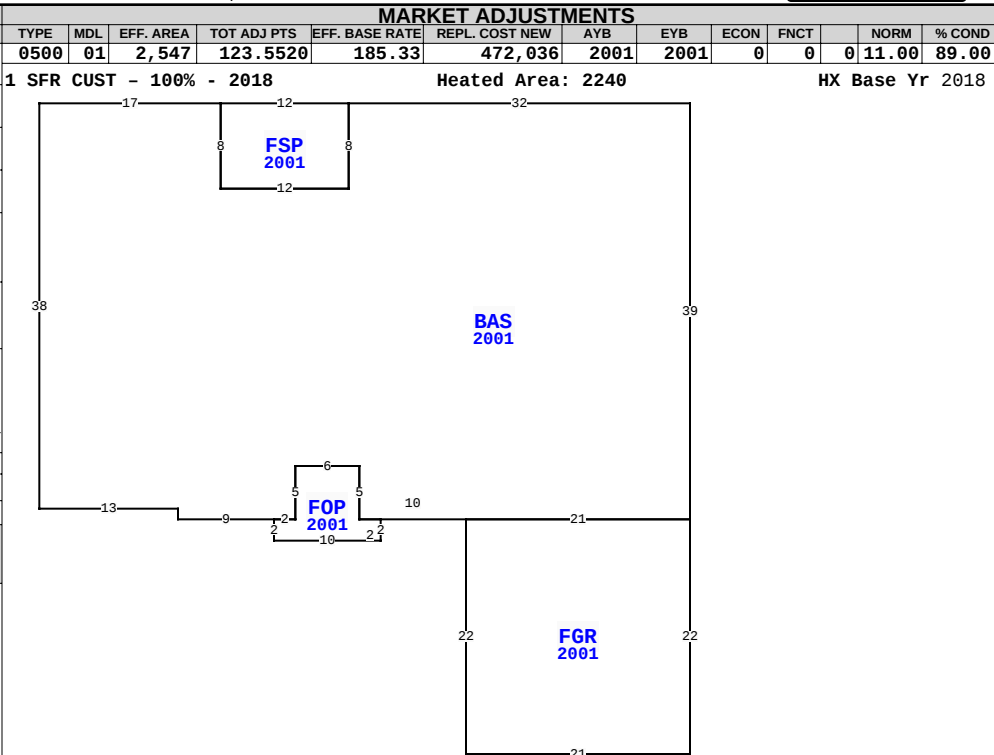
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,240	100	2,240	369,474
FGR	462	55	254	41,896
FOP	50	30	15	2,474
FSP	96	40	38	6,268
TOTALS	2,848		2,547	420,112

EXTRA FEATURES		
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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	0819	CONC 12"	0 100	2	10	20.00	SF	9.50	9.50	100	2001	2001	3	80	152	
2	0855	CONC PAVER	0 100	0	0	1,355.00	SF	7.00	7.00	100	2014	2014	3	95	9,011	
3	1242	WD DECK A	0 100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20	
4	1242	WD DECK A	0 100	10	4	40.00	SF	10.00	10.00	100	2001	2001	3	20	80	
5	0910	SCRN RM L	0 100	21	43	903.00	SF	15.00	15.00	100	2006	2006	3	27	3,657	
6	0861	POOL GUNIT	0 100	27	12	324.00	SF	85.00	85.00	100	2006	2006	3	44	12,118	
7	0855	CONC PAVER	0 100	0	0	579.00	SF	10.00	10.00	100	2006	2006	3	87	5,037	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	100	



2738 SEA GROVE LN, FERNANDINA BEACH

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

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TOTAL OB/XF															30,075		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE						
R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	225,000.00	225,000.00	225,000.00						

NASSAU COUNTY PROPERTY			PAGE 1 of 1			2
VALUATION SUMMARY			STANDARD			
VALUATION BY	Tax Group: 2			Tax Dist:		
BUILDING MARKET VALUE				420,112		
TOTAL MARKET OB/XF VALUE				30,075		
TOTAL LAND VALUE - MARKET				225,000		
TOTAL MARKET VALUE				675,187		
SOH/AGL Deduction				208,751		
ASSESSED VALUE				466,436		
TOTAL EXEMPTION VALUE	HX HB			50,000		
BASE TAXABLE VALUE				416,436		
TOTAL JUST VALUE				675,187		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				658,120		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101075	H/AC	5,500	06/30/2010
20062113	XFOB	5,676	09/15/2006
20061773	XFOB	1,500	07/25/2006
20061780	REMODEL	650	07/25/2006
20061278	SWIM POOL	30,000	06/06/2006
2003229	NEW CONSTR	143,000	06/13/2000

SALES DATA		
OFF RECORD Number	DATE	TYPE INST Q U I V I RSN CD SALE PRICE
2128/0867	6/20/2017	WD Q Q I 01 502,400
GRANTOR: STRAIN BRAD & ASHLEY		
GRANTEE: RAUSCHENBERGER JAME		
0932/0942	5/16/2000	WD Q Q V 67,500
GRANTOR: BRYLEN HOMES		
GRANTEE: STRAIN BRAD & ASHLE		

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=2001] W32 FSP=[YR=2001] W12 S8 E12 N8 \$ S8 W12 N8 W17 S38 E13 S1 E9 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=2001] S22 E21 N22 W21 \$ E21 N39 \$.		