

LOT 45
IN OR 2093/400
SEA GROVE PB 6/152-154

MCCLANE MICHAEL R & LINDA R
2740 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2024

00-00-31-1676-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 60
Interior Floor	15	HARDTILE 40
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	2,193	100	2,193	370,189
FGR	462	55	254	42,876
FOP	50	30	15	2,532
FOP	144	30	43	7,259

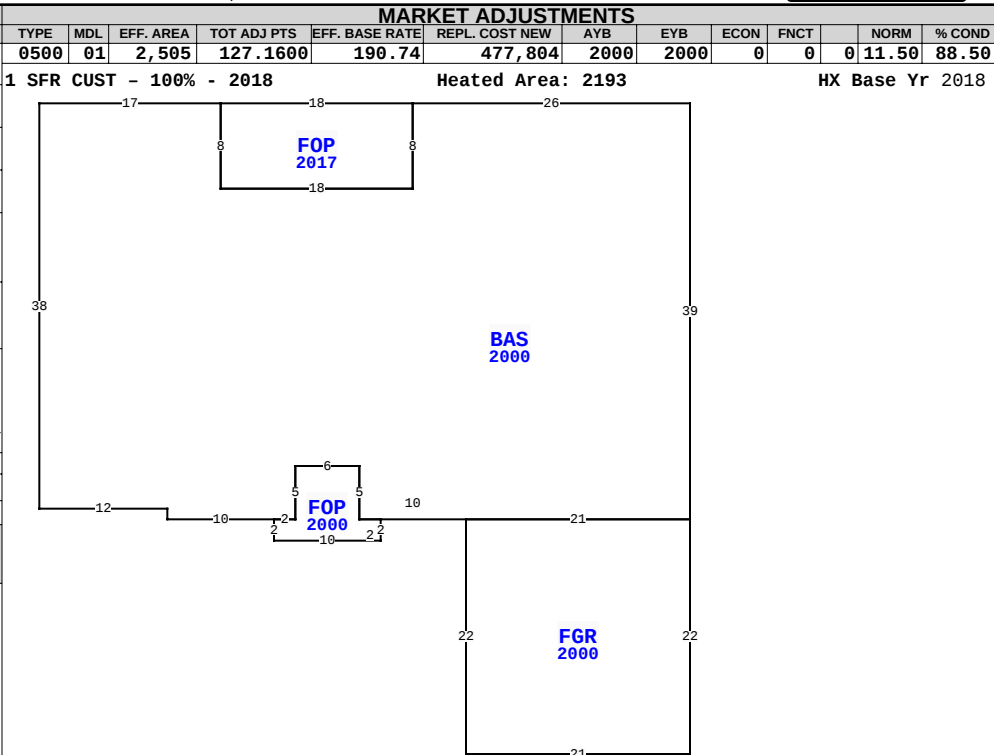
TOTALS	2,849		2,505	422,857
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	1,321.00	SF	6.50	6.50	100	2000	2000	3	79	6,783	
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	2000	2000	3	79	150	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	100	2000	2000	3	79	108	
4	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	100	2017	2017	3	84	26,989	
5	0911	SCRN RM A	0	100	0	0	1,122.00	SF	17.50	17.50	100	2017	2017	3	78	15,315	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	78	1,560	
7	0855	CONC PAVER	0	100	0	0	744.00	SF	10.00	10.00	100	2017	2017	3	97	7,217	
8	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	100	2017	2017	3	97	2,134	
9	1242	WD DECK A	0	100	3	3	9.00	SF	11.50	11.50	100	2000	2000	3	20	21	

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							



2740 SEA GROVE LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

08/01/2023 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				422,857	
TOTAL MARKET OB/XF VALUE				60,277	
TOTAL LAND VALUE - MARKET				225,000	
TOTAL MARKET VALUE				708,134	
SOH/AGL Deduction				215,445	
ASSESSED VALUE				492,689	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				442,689	
TOTAL JUST VALUE				708,134	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				691,172	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171468	SCRNENCL	12,408	05/15/2017
20171445	SWIM POOL	73,000	05/12/2017
2001899	NEW CONSTR	141,000	01/06/2000

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0400	1/06/2017	WD	Q	I	01	495,000
GRANTOR: BLOZIS STEPHEN R & CA						
GRANTEE: MCCLANE MICHAEL R &						
0907/0694	11/09/1999	WD	Q	V		57,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BLOZIS STEPHEN & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 FOP=[YR=2017] W18 S8 E18 N8 \$ S8 W18 N8
W17 S38 E12 S1 E10 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 \$
E2 N5 E6 S5 E10 FGR=[YR=2000] S22 E21 N22 W21 \$ E21 N39 \$.