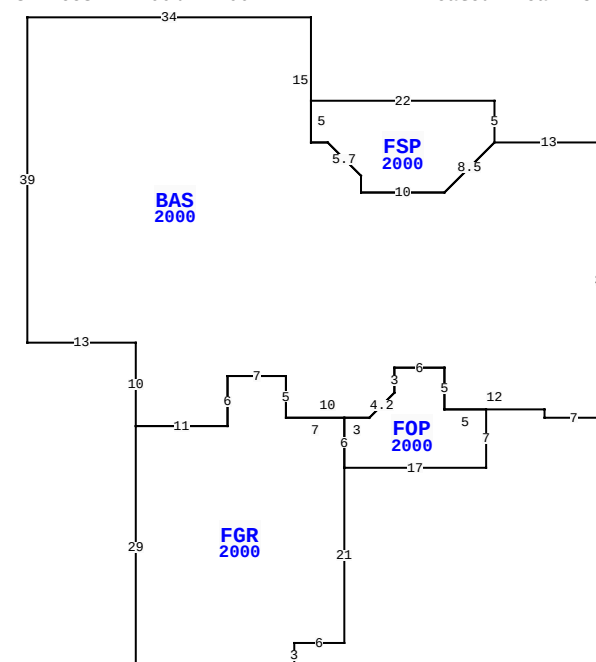


HART ANNE ELIZABETH
2742 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

00-00-31-1676-0046-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD	TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD														
Exterior Wall	16	WD FR STUC		80	0500	01	3,046	111.2188	166.83	508,164	2000	2000	0	0	0	11.50	88.50	Tax Group: 2					Tax Dist:											
Exterior Wall	15	CONC BLOCK		20	1 SFR CUST - 100% - 2001										Heated Area: 2508										HX Base Yr 2001									
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	4	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	2,508	100	2,508	370,293																														
FGR	756	55	416	61,420																														
FOP	148	30	44	6,497																														
FSP	196	40	78	11,517																														
TOTALS		3,608				3,046		449,725																										
EXTRA FEATURES										2742 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	0962	SKYLIGHT	0 100	0	0	1.00	UT	250.00	250.00	100	2000	2000	3	79	198																			
2	0810	CONCRETE A	0 100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	79	863																			
3	0810	CONCRETE A	0 100	0	0	1,900.00	SF	6.50	6.50	100	2000	2000	3	79	9,757																			
4	0819	CONC 12"	0 100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	79	135																			
5	0810	CONCRETE A	0 100	10	10	100.00	SF	6.50	6.50	100	2000	2000	3	79	514																			
6	1242	WD DECK A	0 100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18																			
7	0810	CONCRETE A	0 100	0	0	282.00	SF	6.50	6.50	100	2001	2001	3	80	1,466																			
TOTAL OB/XF 12,951																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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																																		