

LOT 2
IN OR 2046/106
SEA ISLAND PLANTATION PB 5/275

GRAVES ROBERT A & PAMELA
2804 ISLAND PLANTATION DR
FERNANDINA BEACH, FL 32034

2024

00-00-31-1678-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

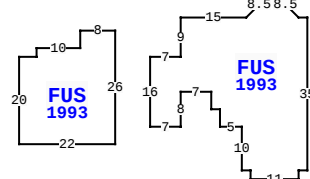
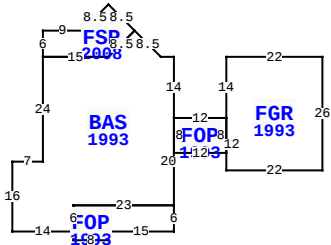
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,210	100	1,210	176,937
FGR	572	55	315	46,062
FOP	96	30	29	4,240
FOP	154	30	46	6,726
FSP	144	40	58	8,482
FUS	508	100	508	74,284
FUS	981	100	981	143,451
TOTALS	3,665		3,147	460,184

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	1992
2	0812	CONCRETE C	0 100	0	0	1,212.00	SF	4.00	4.00	100	1992
3	1242	WD DECK A	0 100	5	4	20.00	SF	10.00	10.00	100	1992
4	0471	VINYL FNC	0 100	0	0	5.00	LF	32.00	32.00	100	2000
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2000

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,147	114.3560	171.53	539,805	1992	1992	0	0	14.75	85.25
1 SFR CUST - 100% - 2017				Heated Area: 2699				HX Base Yr 2017			



NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										460,184	
TOTAL MARKET OB/XF VALUE										4,822	
TOTAL LAND VALUE - MARKET										225,000	
TOTAL MARKET VALUE										690,006	
SOH/AGL Deduction										243,112	
ASSESSED VALUE										446,894	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										396,894	
TOTAL JUST VALUE										690,006	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										668,447	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
983136	NEW BATH	5,700	02/04/1998
7289	XFOB	1,700	08/28/1992
6912	NEW CONSTR	90,510	02/14/1992

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2046/0106	5/13/2016	WD	Q	I	01	407,000	
GRANTOR: BREMER PATRICIA M							
GRANTEE: GRAVES ROBERT A & P							
0790/1349	4/17/1997	WD	Q	I		215,000	
GRANTOR: CRANE-BAKER THOMPSON							
GRANTEE: BREMER NOEL P & PAT							

BUILDING NOTES											
BUILDING DIMENSIONS											
FGR=[YR=1993] W22 S14 FOP=[YR=1993] W12 BAS=[YR=1993] N14 W3 U6 L6 FSP=[YR=2008] U6 L6 D6 L6 W9 S6 E15 U6 R6 \$ D6 L6 W15 S24 W7 S16 E14 FOP=[YR=1993] S2 E8 N2 E15 N6 W23 S6\$ N6 E23 N20\$ S8 E12 N8\$ S12 E22 N26\$ PTR=E70 FUS=[YR=1993] E4 N2 E10 N4 E8 S26 W22 N20\$ W70\$ PTR=E100 FUS=[YR=1993] E7 N9 E15 U6 R6 D6 R6 E2 S35 W2 S2 W11 N2 W2 N10 W5 N4 W2 N4 W7 S8 W7 N16\$ W100 \$.											

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1	000100	C	SFR	100	0006	R-1	0.00	0.00	1.00	LT	