LOT 65
IN OR 2070/130
ISLAND GROVE PHASE 1 PB 5/44

ROSE DANIEL & SYLVIA
2112 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0065-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	12	CEDAR 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 90
Interior Floo	14	CARPET 10
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
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

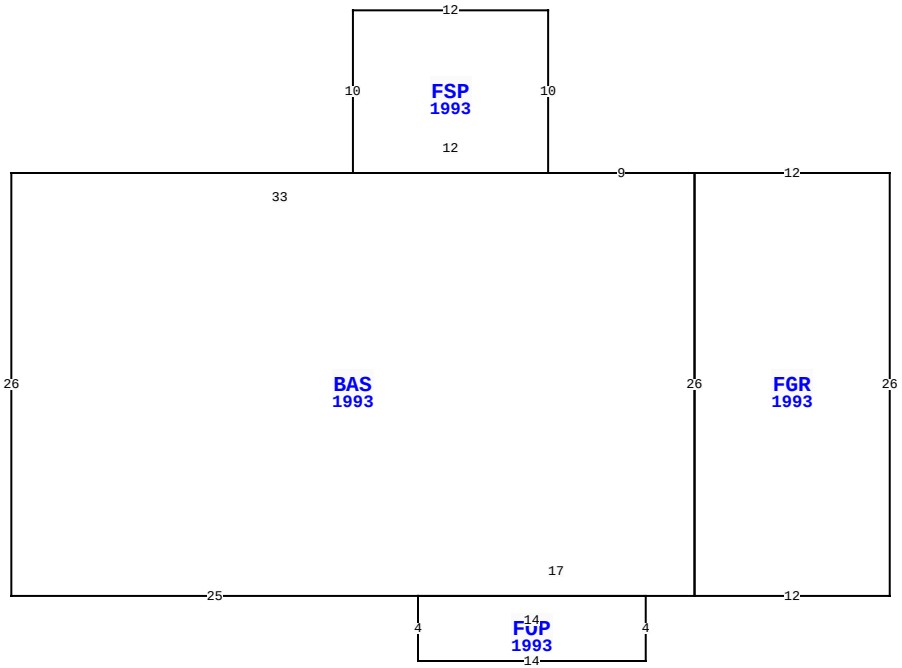
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2009.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,092	100	1993	1,092	169,599
FGR	312	55	1993	172	26,713
FOP	56	30	1993	17	2,640
FSP	120	40	1993	48	7,455
TOTALS	1,580			1,329	206,407

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,329	140.2908	185.18	246,104	1985	1990	0	0	0	16.13	83.87

1 SNGL FAM – 0% - 0 Heated Area: 1092 HX Base Yr



2112 SEA ISLAND CT, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	206,407
TOTAL MARKET OB/XF VALUE	8,683
TOTAL LAND VALUE - MARKET	200,000
TOTAL MARKET VALUE	415,090
SOH/AGL Deduction	107,145
ASSESSED VALUE	307,945
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	307,945
TOTAL JUST VALUE	415,090
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	355,294

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B9603506	XFOB	6,520	12/01/1996
M951207	H/AC	0	06/01/1995
B2594	NEW CONSTR	26,250	03/01/1984

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2070/0130	9/07/2016	WD	Q	I	01	202,000
GRANTOR: ADAMS ROBERT E & KATH						
GRANTEE: ROSE DANIEL & SYLVI						
0529/0072	10/16/1987	WD	Q	I		60,500
GRANTOR: RUZICKA LAWRENCE & C						
GRANTEE: ADAMS ROBERT & KATH						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1993] W12 BAS=[YR=1993] W9 FSP=[YR=1993] N10 W12 S10 E12 $ W33 S26 E25 FOP=[YR=1993] S4 E14 N4 W14 $ E17 N26 $ S26 E12 N26 $.

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	0	20	3	60.00	SF	6.50	6.50	100	1985	1985	3	44	172	
2	0810	CONCRETE A	0	0	56	9	504.00	SF	6.50	6.50	100	1985	1985	3	44	1,441	
3	0810	CONCRETE A	0	0	0	0	500.00	SF	6.50	6.50	100	1994	1994	3	66	2,145	
4	0510	GARAGE WD-	0	0	0	0	469.00	SF	43.75	43.75	100	1997	1997	3	24	4,925	

LAND DESCRIPTION

TOTAL OB/XF 8,683

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	RES	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	200,000.00	200,000.00	200,000							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 0.00 Total Land Value: 200,000 Market: 0 Agricultural: 0 Common: 200,000 PRINTED 07/30/2025 BY SYS