LOT 67
IN OR 2078/519
ISLAND GROVE PHASE 2 PB 5/49

MULRYAN JOSEPH V
2136 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0067-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

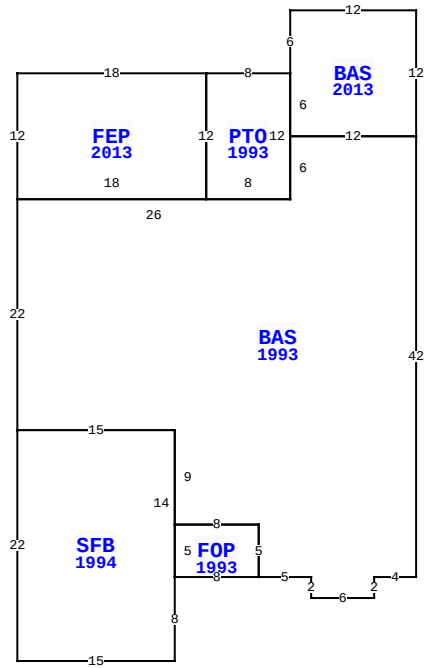
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	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	1,202	100	1993	1,202	164,946
BAS	144	100	2013	144	19,761
FEP	216	80	2013	173	23,740
FOP	40	30	1993	12	1,647
PTO	96	5	1993	5	686
SFB	330	80	1994	264	36,228
TOTALS	2,028			1,800	247,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,800	123.3950	162.88	293,184	1984	1990	0	0	0	15.75	84.25

1 SNGL FAM – 100% - 2018 Heated Area: 1610 HX Base Yr 2018



2136 SEA ISLAND CT, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		247,008
TOTAL MARKET OB/XF VALUE		6,478
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		453,486
SOH/AGL Deduction		245,581
ASSESSED VALUE		207,905
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		157,183
TOTAL JUST VALUE		453,486
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		391,352

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2078/0519	10/13/2016	WD	Q	I	01	211,700
GRANTOR: ROBEY ELIZABETH G						
GRANTEE: MULRYAN JOSEPH V						
0443/0062	1/01/1985	WD	Q	I		55,700
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1984	1984	3	54	1,890	
2	0811	CONCRETE B	0	100	26	12	312.00	SF	5.20	5.20	100	1984	1984	3	41	665	
3	0810	CONCRETE A	0	100	49	8	392.00	SF	6.50	6.50	100	1984	1984	3	41	1,045	
4	0810	CONCRETE A	0	100	19	4	76.00	SF	6.50	6.50	100	1984	1984	3	41	203	
5	0810	CONCRETE A	0	100	27	9	243.00	SF	6.50	6.50	100	1984	1984	3	41	648	
6	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	1992	1992	3	20	960	
7	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	30.00	100	1992	1992	3	20	384	
8	0810	CONCRETE A	0	100	12	12	144.00	SF	6.50	6.50	100	1998	1998	3	73	683	

BUILDING DIMENSIONS

BAS=[YR=2013] W12 S6 PTO=[YR=1993] W8 FEP=[YR=2013] W18 S12 BAS=[YR=1993] S22 SFB=[YR=1994] S22 E15 N8 FOP=[YR=1993] E8 N5 W8 S5 $ N14 W15 $ E15 S9 E8 S5 E5 S2 E6 N2 E4 N42 W12 S6 W26 $ E18 N12 $ S12 E8 N12 $ S6 E12 N12 $.

LAND DESCRIPTION

TOTAL OB/XF 6,478

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	100		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