LOT 68
ISLAND GROVE PHASE 2 PB 5/49

GARRETT CHARLES R & CORINNE A
2129 SEA ISLAND CT
FERNANDINA BEACH, FL 32034

2025

00-00-30-0310-0068-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

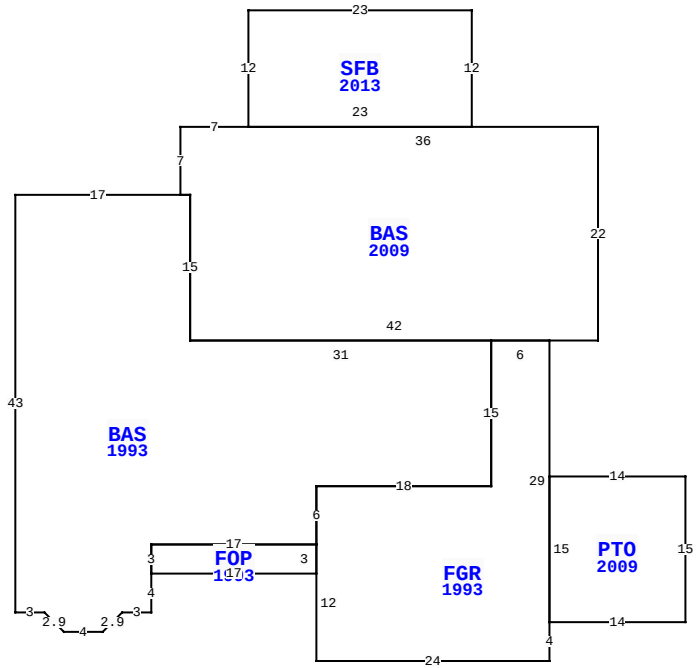
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,301	100	1993	1,301	203,150
BAS	931	100	2009	931	145,375
FGR	522	55	1993	287	44,815
FOP	51	30	1993	15	2,342
PTO	210	5	2009	10	1,561
SFB	276	80	2013	221	34,509
TOTALS	3,291			2,765	431,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,765	130.7136	172.54	477,073	1985	2004	0	0	0	9.50	90.50

1 SNGL FAM – 100% - 2021 Heated Area: 2453 HX Base Yr 2021



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

2129 SEA ISLAND CT, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		443,626
TOTAL MARKET OB/XF VALUE		68,239
TOTAL LAND VALUE - MARKET		200,000
TOTAL MARKET VALUE		711,865
SOH/AGL Deduction		327,350
ASSESSED VALUE		384,515
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,793
TOTAL JUST VALUE		711,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018255	SWIM POOL	45,000	12/12/2022
2113096	ADDITION	0	01/01/2022
20215333	REPAIR/RRF	0	05/01/2021
E1326139	NEW CONSTR	0	05/01/2013
B1326963	ADDITION	20,642	03/01/2013
M14369	MECH OTHER	0	02/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2331/0960	1/08/2020	WD	Q	I	02	420,000
GRANTOR: DWB REAL ESTATE HOLDI						
GRANTEE: GARRETT CHARLES R &						
2331/0957	1/07/2020	QC	U	I	11	100
GRANTOR: BLACKBURN DOUGLAS W R						
GRANTEE: DWB REAL ESTATE HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-64,15] W17 S43 E3 D2R2 E4 U2R2 E3 N4 N3 E17 N6 E18 N15 W31 N15 W1 $
BAS=[YR=2009;ORIG=-57,8] W7 S7 E1 S15 E42 N22 W36 $
FGR=[YR=1993;ORIG=-50,51] S12 E24 N4 N29 W6 S15 W18 S6 $
SFB=[YR=2013;ORIG=-34,-4] W23 S12 E23 N12 $
PTO=[YR=2009;ORIG=-26,59] E14 N15 W14 S15 $
FOP=[YR=1993;ORIG=-67,54] E17 N3 W17 S3 $
.

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	100	10	10	100.00	SF	6.50	6.50	100	2009	2009	3	89	579	
2	0855	CONC PAVER	0	100	54	14	756.00	SF	10.00	10.00	100	2009	2009	3	89	6,728	
3	0855	CONC PAVER	0	100	29	9	261.00	SF	10.00	10.00	100	2009	2009	3	89	2,323	
4	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2010	2010	3	76	1,313	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2010	2010	3	76	228	
6	0866	POOL FIBER	1	100	16	8	128.00	SF	72.00	72.00	100	2023	2023		97	8,940	
7	0855	CONC PAVER	1	100	0	0	589.00	SF	10.00	10.00	100	2023	2023		100	5,890	
8	0912	SCRN RM G	1	100	0	0	717.00	SF	20.00	20.00	100	2023	2023		97	13,910	
9	0866	POOL FIBER	0	100	0	0	128.00	SF	72.00	72.00	100	2024	2023		97	8,940	
10	0855	CONC PAVER	0	100	0	0	509.00	SF	10.00	10.00	100	2024	2023		100	5,090	

TOTAL OB/XF 53,941

LAND DESCRIPTION

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

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	08	ENG SPLIT 100
Heating Type	03	FORCED AIR 100
Bedrooms		N/A 100
Bathrooms		N/A 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

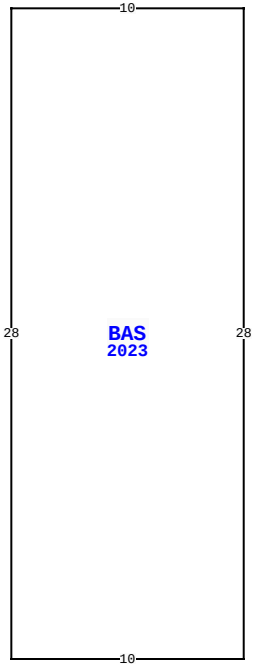
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	280	100	2023	280	11,875
TOTALS	280			280	11,875

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	280	82.5000	43.72	12,242	2017	2017	0	0	0	3.00	97.00

2 ACCESORY U – 100% - 2023 Heated Area: 280 HX Base Yr 2021



2129 SEA ISLAND CT, FERNANDINA BEACH

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TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		333,793
TOTAL JUST VALUE		711,865
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		642,186

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22124	ADDITION	125,500	12/01/2008
11683	REPAIR/RRF	4,500	12/01/2008
7187	ADDITION	2,040	04/26/1991

SALES DATA

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GRANTOR: DWB REAL ESTATE HOLDI						
GRANTEE: GARRETT CHARLES R &						
2331/0957	1/07/2020	QC	U	I	11	100
GRANTOR: BLACKBURN DOUGLAS W R						
GRANTEE: DWB REAL ESTATE HOL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=60,10] E10 S28 W10 N28 $
.

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
11	0912	SCRN RM G	0	100	0	0	637.00	SF	20.00	20.00	100	2024	2023		97	12,358	
12	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 14,298

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

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