

FUSTER FAMILY TRUST/FUSTER MARK TRUSTEE
2761 SEA GRAPE DRIVE
FERNANDINA BEACH, FL 32034

00-00-30-044D-0100-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																								
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		16	WD FR STUC 100		0900	01	2,656	132.2592	174.58	463,684	2016	2016	2016	0	0	0	4.00	96.00	VALUATION BY																									
Roof Structur		08	IRREGULAR 100		1 SNGL FAM - 100% - 2022										Heated Area: 2328										HX Base Yr 2022										STANDARD									
Roof Cover		03	COMP SHNGL 100												Tax Group: 2										Tax Dist:																			
Interior Wall		05	DRYWALL 100												BUILDING MARKET VALUE										445,137																			
Interior Floo		11	CLAY TILE 60												TOTAL MARKET OB/XF VALUE										8,195																			
Interior Floo		12	HARDWOOD 40												TOTAL LAND VALUE - MARKET										165,000																			
Air Condition		03	CENTRAL 100												TOTAL MARKET VALUE										618,332																			
Heating Type		04	AIR DUCTED 100												SOH/AGL Deduction										117,467																			
Bedrooms			3 100												ASSESSED VALUE										500,865																			
Bathrooms			2.5 100												TOTAL EXEMPTION VALUE										HX HB 50,722																			
Frame		02	WOOD FRAME 100												BASE TAXABLE VALUE										450,143																			
Stories		0	0 100												TOTAL JUST VALUE										618,332																			
Units		0	0 100		NCON VALUE										0																													
Occupancy		00	NONE 100		INCOME VALUE																																							
					PREVIOUS YEAR MKT VALUE										581,966																													
Quality		06	Quality Level 06																																									
DOR CODE		0100	SINGLE FAMILY																																									
MAP NUM			MKT AREA		01																																							
NEIGHBORHOOD/LOC		2121.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	2,328	100	2016	2,328	390,165																																							
FGR	481	55	2016	265	44,413																																							
FOP	38	30	2016	11	1,843																																							
FOP	175	30	2016	52	8,715																																							
TOTALS		3,022			2,656	445,137																																						
EXTRA FEATURES		2761 N SEA GRAPE DR, 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	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	97	1,940																													
2	0855	CONC PAVER	0 100	0	0	656.00	SF	7.00	7.00	100	2016	2016	3	95	4,362																													
3	0855	CONC PAVER	0 100	0	0	39.00	SF	7.00	7.00	100	2016	2016	3	95	259																													
4	0855	CONC PAVER	0 100	0	0	165.00	SF	10.00	10.00	100	2021	2021	3	99	1,634																													
LAND DESCRIPTION		TOTAL OB/XF																		8,195																								
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	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000																											
REVIEW DATE		01/14/2021		BY		TWA		Total Acres: 0.00		Total Land Value: 165,000		Market: 0		Agricultural: 0		Common: 165,000		PRINTED 07/30/2025 BY SYS																										