LOT 17
FIRST REPLAT OF THE ISLANDS
CLUB SUBDIVISION PBK 8/306

LANG STEPHEN C & VICKI J
2701 SEA ISLAND TRACE
FERNANDINA BEACH, FL 32034

2025

00-00-31-142R-0017-0000

BUILDING CHARACTERISTICS

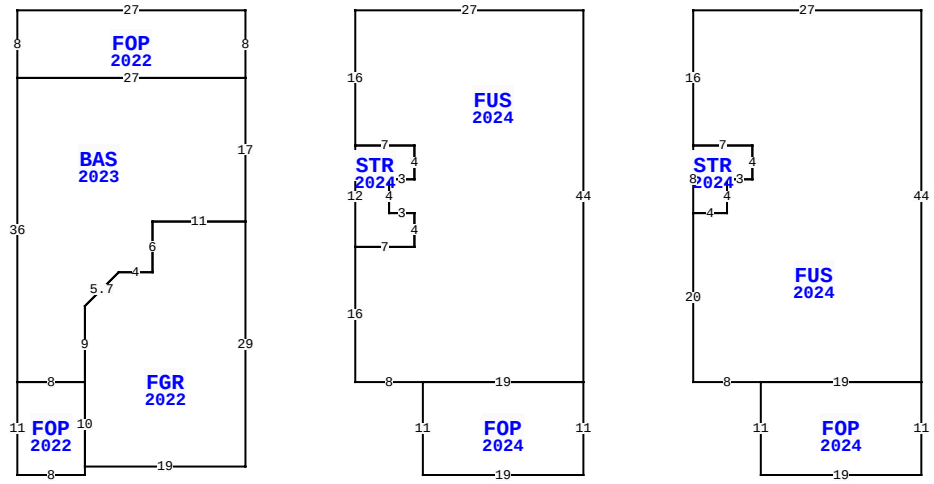
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	13	STAND SEAM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	14	CARPET 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1025.0100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	667	100	2023	667	102,058
FGR	495	55	2022	272	41,619
FOP	88	30	2022	26	3,978
FOP	216	30	2022	65	9,946
FOP	209	30	2024	63	9,640
FOP	209	30	2024	63	9,640
FUS	1,116	100	2024	1,116	170,759
FUS	1,144	100	2024	1,144	175,043
STR	44	10	2024	4	612
STR	72	10	2024	7	1,071
TOTALS	4,260			3,427	524,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,427	115.9200	153.01	524,365	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 0% - 2024 Heated Area: 2927 HX Base Yr



2701 SEA ISLAND TRC, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/20/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	524,365
TOTAL MARKET OB/XF VALUE	68,672
TOTAL LAND VALUE - MARKET	375,000
TOTAL MARKET VALUE	968,037
SOH/AGL Deduction	38,603
ASSESSED VALUE	929,434
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	929,434
TOTAL JUST VALUE	968,037
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	917,440

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2022-2309	CO		09/20/2023
20230080	INGROUND SWIMMING	0	02/06/2023
20222309	NEW CONSTR	675,000	09/16/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2558/1892	4/28/2022	WD	Q	V	02	410,000

GRANTOR: NAUTICAL VIEW LLC
GRANTEE: LANG STEPHEN C & VI

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	0409	ELEVATOR R	0	0	0	0	1.00	UT	10,200.00	10,200.00	100	2024	2023		100	10,200	
2	0855	CONC PAVER	0	0	0	0	686.00	SF	10.00	10.00	100	2024	2023		100	6,860	
3	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2024	2023		99	594	
4	0476	VF 6 SBPL	0	0	0	0	222.00	LF	32.00	32.00	100	2024	2023		99	7,033	
5	0861	POOL GUNIT	0	0	0	0	450.00	SF	85.00	85.00	100	2024	2023		98	37,485	
6	0855	CONC PAVER	0	0	0	0	650.00	SF	10.00	10.00	100	2024	2023		100	6,500	

BUILDING DIMENSIONS

BAS=[YR=2023;ORIG=-13,0] W27 S36 E8 N9 U4R4 E4 N6 E11 N17 $
FGR=[YR=2022;ORIG=-28,23] D4L4 S9 S10 E19 N29 W11 S6 W4 $
FOP=[YR=2022;ORIG=-13,0] N8 W27 S8 E27 $
FOP=[YR=2022;ORIG=-32,47] W8 N11 E8 S10 S1 $
FUS=[YR=2024;ORIG=0,-8] E27 S44 W19 W8 N16 E7 N4 W3 N4 E3 N4 W7 N16 $
FOP=[YR=2024;ORIG=8,36] E19 S11 W19 N11 $
STR=[YR=2024;ORIG=7,8] W7 S12 E7 N4 W3 N4 E3 N4 $
FUS=[YR=2024;ORIG=40,-8] E27 S44 W19 W8 N20 E4 N4 E3 N4 W7 N16 $
STR=[YR=2024;ORIG=47,8] W7 S8 E4 N4 E3 N4 $
FOP=[YR=2024;ORIG=48,36] E19 S11 W19 N11 $

LAND DESCRIPTION

TOTAL OB/XF 68,672

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		R-3	0.00	0.00	1.00	LT		1.00	1.00	1.00	375,000.00	375,000.00	375,000							

REVIEW DATE 11/28/2023 BY TW Total Acres: 0.00 Total Land Value: 375,000 Market: 0 Agricultural: 0 Common: 375,000 PRINTED 07/30/2025 BY SYS