

LOT 2
IN OR 2049/393
SEA GROVE PB 6/152-154

ANDREE MICHAEL R & SEREY B
2797 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	12	HARDWOOD 30
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1080.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAL	55	15
BAS	1,986	100
BAS	77	100
FGR	537	55
FOP	121	30
FOP	228	30
FSP	182	40
TOTALS	3,186	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	2,543	118.1664	186.70	474,778	2000	2000	0	0	0 12.00	88.00
1 SFR CUST - 100% - 2018						Heated Area: 2063		HX Base Yr 2018			

BLD DATE	LGL DATE
XF DATE	LAND DATE

		05/06/2025	MLU
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NASSAU COUNTY PROPERTY			PAGE 1 of 1		2
VALUATION SUMMARY					
VALUATION BY			STANDARD		
Tax Group: 2		Tax Dist:			
BUILDING MARKET VALUE		417,805			
TOTAL MARKET OB/XF VALUE		35,504			
TOTAL LAND VALUE - MARKET		300,000			
TOTAL MARKET VALUE		753,309			
SOH/AGL Deduction		283,037			
ASSESSED VALUE		470,272			
TOTAL EXEMPTION VALUE		HX HB		50,722	
BASE TAXABLE VALUE		419,550			
TOTAL JUST VALUE		753,309			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		660,445			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0845	KOOL DECK	0 100	0	0	629.00	SF	14.50	14.50	100	2000
2	0861	POOL GUNIT	0 100	0	0	446.00	SF	85.00	85.00	100	2000
3	0910	SCRN RM L	0 100	25	43	1,075.00	SF	15.00	15.00	100	2000
4	0835	QUARY TILE	0 100	8	2	16.00	SF	20.00	20.00	100	2001
5	0855	CONC PAVER	0 100	0	0	1,191.00	SF	10.00	10.00	100	2024
6	0462	ST/AL FNC	0 100	0	0	416.00	SF	10.00	10.00	100	2023
7	0463	FENCE GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2024
TOTAL OB/XF 35,504											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT	1.00
REVIEW DATE 02/05/2024 BY TW											