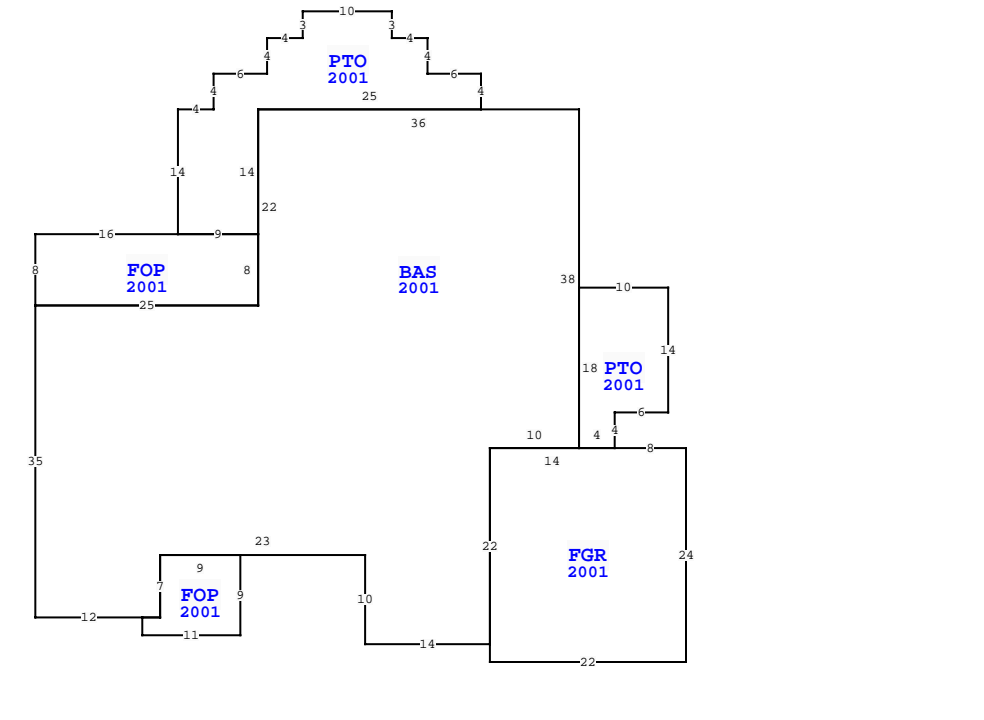


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	16 WD FR STUC 80
Exterior Wall	23 REINF CONC 20
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	15 HARDTILE 60
Interior Floor	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,019	121.6424	192.19	580,222	2001	2001	0	0	11.50	88.50



NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			513,496
TOTAL MARKET OB/XF VALUE			7,549
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			821,045
SOH/AGL Deduction			424,376
ASSESSED VALUE			396,669
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			345,947
TOTAL JUST VALUE			821,045
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			722,899

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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,618	100	2001	2,618	445,290
FGR	528	55	2001	290	49,325
FOP	85	30	2001	26	4,422
FOP	200	30	2001	60	10,205
PTO	156	5	2001	8	1,361
PTO	348	5	2001	17	2,891
TOTALS	3,935			3,019	513,496

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090258	H/AC	4,500	02/26/2009
991834	NEW CONSTR	174,000	12/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0902/0108	10/05/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CASILLAS AMATLIN &						
0902/0106	10/05/1999	WD	U	V	19	39,700
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: BRYLEN HOMES LTD						

EXTRA FEATURES															2757 SEA GROVE LN, 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	0819	CONC 12"	0 100	3	9	27.00	SF	9.50	9.50	100	2001	2001	3	79	203	
2	0819	CONC 12"	0 100	6	10	60.00	SF	9.50	9.50	100	2001	2001	3	79	450	
3	0819	CONC 12"	0 100	4	5	20.00	SF	9.50	9.50	100	2001	2001	3	79	150	
4	0819	CONC 12"	0 100	4	4	16.00	SF	9.50	9.50	100	2001	2001	3	79	120	
5	0810	CONCRETE A	0 100	18	16	288.00	SF	6.50	6.50	100	2001	2001	3	79	1,479	
6	0810	CONCRETE A	0 100	29	18	522.00	SF	6.50	6.50	100	2001	2001	3	79	2,680	
7	0810	CONCRETE A	0 100	0	0	446.00	SF	6.50	6.50	100	2001	2001	3	79	2,290	
8	1126	CB/STC 8"	0 100	14	2	28.00	SF	8.00	8.00	100	2001	2001	3	79	177	

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

BUILDING NOTES	
PTO=[YR=2001] W6 N4 W4 N3 W10 S3 W4 S4 W6 S4 W4 S14	
FOP=[YR=2001] W16 S8 BAS=[YR=2001] S35 E12 FOP=[YR=2001]	
S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S10 E14 FGR=[YR=2001] S2 E22	
N24 W8 PTO=[YR=2001] N4 E6 N14 W10 S18 E4 \$ W14 S22 \$ N22	
E10 N38 W36 S22 W25 \$ E25 N8 W9 \$ E9 N14 E25 N4 \$.	

LAND DESCRIPTION															TOTAL OB/XF 7,549									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							