LOT 4
SEA GROVE PB 6/152-154

LUCAS PAUL R JR & JULIE A
2755 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0004-0000

BUILDING CHARACTERISTICS

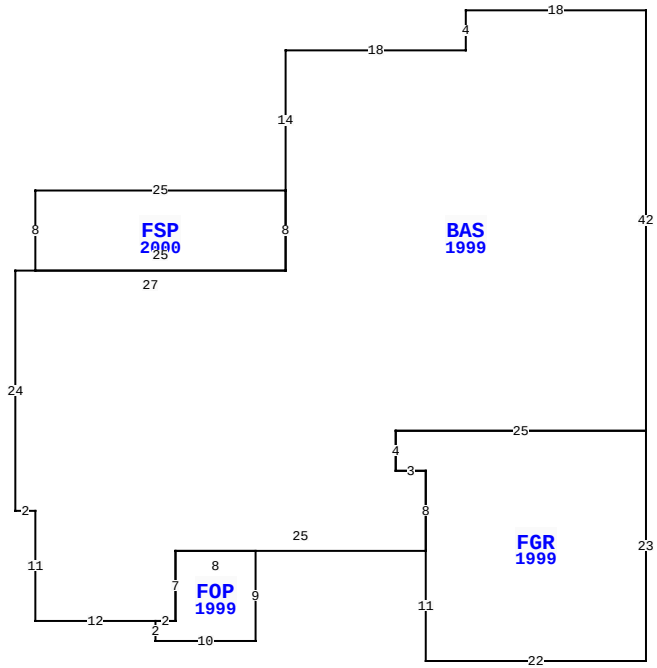
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,442	100	1999	2,442	410,000
FGR	518	55	1999	285	47,850
FOP	76	30	1999	23	3,861
FSP	200	40	2000	80	13,431
TOTALS	3,236			2,830	475,142

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,830	121.4400	191.88	543,020	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2022 Heated Area: 2442 HX Base Yr 2022



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

2755 SEA GROVE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		475,142
TOTAL MARKET OB/XF VALUE		9,434
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		784,576
SOH/AGL Deduction		184,458
ASSESSED VALUE		600,118
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		549,396
TOTAL JUST VALUE		784,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		688,328

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990707	NEW CONSTR	159,690	06/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/0598	5/07/2021	WD	Q	I	01	625,000
GRANTOR: BIGGS EVA L						
GRANTEE: LUCAS PAUL R JR & J						
0882/1951	5/13/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BIGGS JOHN W & EVA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W18 S4 W18 S14 FSP=[YR=2000] W25 S8 E25 N8 $ S8 W27 S24 E2 S11 E12 FOP=[YR=1999] S2 E10 N9 W8 S7 W2 $ E2 N7 E25 FGR=[YR=1999] S11 E22 N23 W25 S4 E3 S8 $ N8 W3 N4 E25 N42 $.

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	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	1999	1999	3	75	143	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
3	0810	CONCRETE A	0	100	44	26	1,144.00	SF	6.50	6.50	100	1999	1999	3	75	5,577	
4	0810	CONCRETE A	0	100	23	3	69.00	SF	6.50	6.50	100	1999	1999	3	75	336	
5	0810	CONCRETE A	0	100	31	3	93.00	SF	6.50	6.50	100	1999	1999	3	75	453	
6	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	1999	1999	3	20	72	
7	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 9,434

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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS