



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	PAGE 1 of 2																	
Exterior Wall	16	WD FR STUC 80	0500	01	2,692	118.2720	186.87	503,054	2000	2000	0	0	0	12.00	88.00	VALUATION BY																	
Exterior Wall	23	REINF CONC 20	1 SFR CUST - 100% - 2003										Heated Area: 2322										HX Base Yr 2003										
Roof Structur	08	IRREGULAR 100											VALUATION SUMMARY										STANDARD										
Roof Cover	03	COMP SHNGL 100											Tax Group: 2																				
Interior Wall	05	DRYWALL 100											Tax Dist:																				
Interior Floo	14	CARPET 80											BUILDING MARKET VALUE																				
Interior Floo	15	HARDTILE 20											TOTAL MARKET OB/XF VALUE																				
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET																				
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE																				
Bedrooms	3	100											SOH/AGL Deduction																				
Bathrooms	2	100											ASSESSED VALUE																				
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE																				
Stories	1.	1. 100											BASE TAXABLE VALUE																				
Units	0	100											TOTAL JUST VALUE																				
Occupancy	00	NONE 100											NCON VALUE																				
Quality			05	Quality Level 05												INCOME VALUE																	
DOR CODE			0100	SINGLE FAMILY												PREVIOUS YEAR MKT VALUE																	
MAP NUM				MKT AREA																													
NEIGHBORHOOD/LOC			1080.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	2,322	100	2000	2,322	381,843																												
FGR	516	55	2000	284	46,702																												
FOP	85	30	2000	26	4,276																												
FOP	200	30	2000	60	9,867																												
TOTALS	3,123			2,692	442,688																												
EXTRA FEATURES						2753 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	0810	CONCRETE A	0	100	0	0	1,689.00	SF	6.50	6.50	100	2000	2000	3	77	8,453																	
2	0819	CONC 12"	0	100	7	6	42.00	SF	9.50	9.50	100	2000	2000	3	77	307																	
3	0819	CONC 12"	0	100	4	3	12.00	SF	9.50	9.50	100	2000	2000	3	77	88																	
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2000	2000	3	20	20																	
5	0861	POOL GUNIT	0	100	0	0	192.00	SF	85.00	85.00	100	2001	2001	3	25	4,080																	
6	0845	KOOL DECK	0	100	0	0	173.00	SF	14.50	14.50	100	2001	2001	3	79	1,982																	
7	1242	WD DECK A	0	100	4	8	32.00	SF	10.50	10.50	100	2001	2001	3	20	67																	
8	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2001	2001	3	20	240																	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2001	2001	3	20	400																	
10	0910	SCRN RM L	0	100	0	0	365.00	SF	15.00	15.00	100	2001	2001	3	20	1,095																	
LAND DESCRIPTION						TOTAL OB/XF										16,732																	
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		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	300,000																

**TUNKEL ROBERT & CAROLINE R L/E/
2753 SEA GROVE LANE
FERNANDINA BEACH, FL 32034**

00-00-31-1676-0005-0000

[illegible]