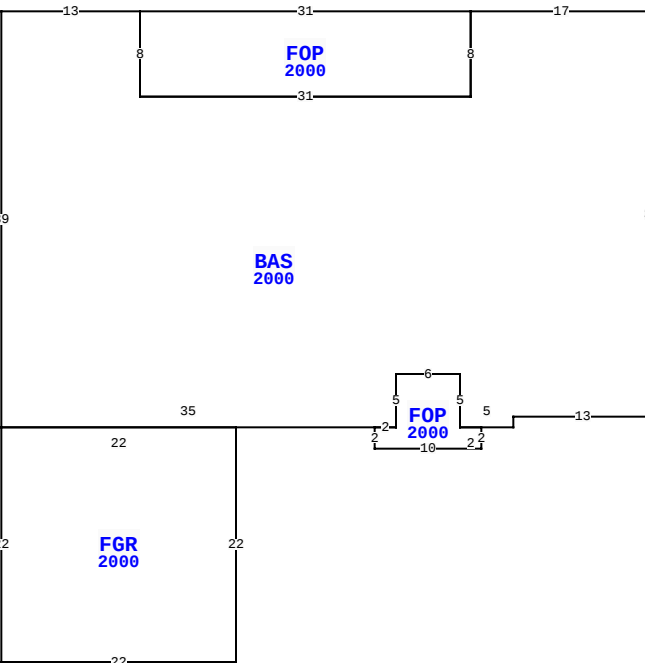


LYNCH TERENCE F
2745 SEA GROVE LN
FERNANDINA BEACH, FL 32034

00-00-31-1676-0009-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	16	WD FR STUC 80								0500	01	2,443	133.1330	210.35	513,885	2000	2000		0	0	12.00	88.00	VALUATION BY								STANDARD																												
Exterior Wall	23	REINF CONC 20								1 SFR CUST - 100% - 2019										Heated Area: 2088										HX Base Yr 2019										Tax Group: 2		Tax Dist:																	
Roof Structur	08	IRREGULAR 100																		BUILDING MARKET VALUE										452,219																													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										30,558																													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										330,000																													
Interior Floo	15	HARDTILE 70																		TOTAL MARKET VALUE										812,777																													
Interior Floo	14	CARPET 30																		SOH/AGL Deduction										317,544																													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										495,233																													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB WR 55,722																													
Bedrooms		3 100																		BASE TAXABLE VALUE										439,511																													
Bathrooms		3 100																		TOTAL JUST VALUE										812,777																													
Frame	02	WOOD FRAME 100																		NCON VALUE										0																													
Stories	1.	1. 100								INCOME VALUE																																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										710,717																																							
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	2,088	100	2000	2,088	386,506																																																						
FGR	484	55	2000	266	49,239																																																						
FOP	50	30	2000	15	2,776																																																						
FOP	248	30	2000	74	13,698																																																						
TOTALS		2,870			2,443	452,219																																																					
EXTRA FEATURES										2745 SEA GROVE LN, FERNANDINA BEACH										BLD DATE										LGL DATE										05/06/2025										MLU									
																				XF DATE										LAND DATE																													
																				INC DATE										AG DATE																													
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	0500	FP-PRE FAB	0 100	0	0	2.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	5,810																																												
2	0810	CONCRETE A	0 100	0	0	1,274.00	SF	6.50	6.50	100	2000	2000	3	77	6,376																																												
3	1242	WD DECK A	0 100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19																																												
4	1242	WD DECK A	0 100	5	3	15.00	SF	10.00	10.00	100	2000	2000	3	20	30																																												
5	1242	WD DECK A	0 100	5	32	160.00	SF	10.00	10.00	100	2000	2000	3	20	320																																												
6	0858	SCULP CONC	0 100	0	0	607.00	SF	13.00	13.00	100	2000	2000	3	93	7,339																																												
7	0861	POOL GUNIT	0 100	0	0	304.00	SF	85.00	85.00	100	2000	2000	3	23	5,943																																												
8	0910	SCRN RM L	0 100	30	32	960.00	SF	15.00	15.00	100	2000	2000	3	20	2,880																																												
9	0462	ST/AL FNC	0 100	295	5	600.00	SF	10.00	10.00	100	2000	2000	3	27	1,620																																												
10	0810	CONCRETE A	0 100	3	3	9.00	SF	6.50	6.50	100	2000	2000	3	77	45																																												
LAND DESCRIPTION										TOTAL OB/XF										30,382																																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			
1	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	300,000.00	330,000.00	330,000																																										
																							</																																				

LYNCH TERENCE F
2745 SEA GROVE LN
FERNANDINA BEACH, FL 32034

00-00-31-1676-0009-0000

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 330,000 Market: 0 Agricultural: 0 Common: 330,000 PRINTED 07/30/2025 BY SYS