LOT 10
SEA GROVE PB 6/152-154

SMITH DARLENE HAMMAR L/E/
2743 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0010-0000

NASSAU COUNTY PROPERTY

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		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

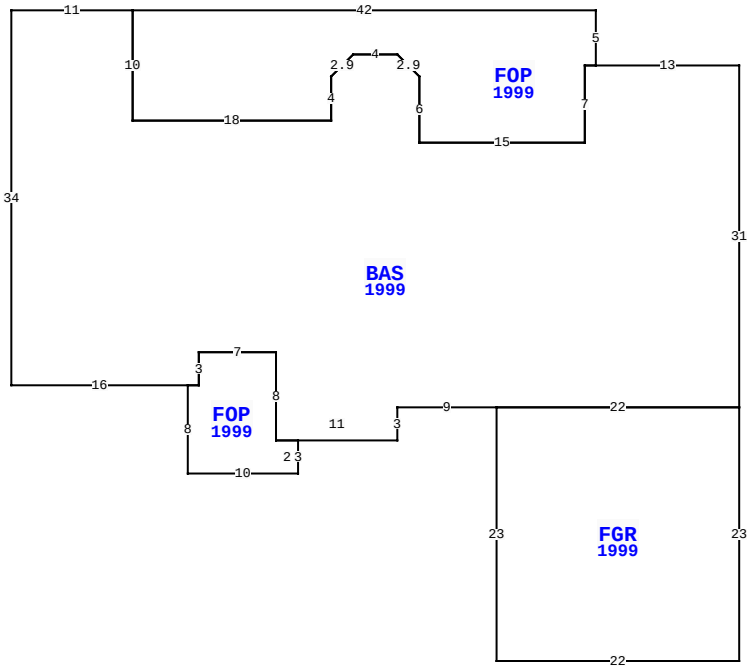
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,874	100	1999	1,874	318,391
FGR	506	55	1999	278	47,232
FOP	91	30	1999	27	4,588
FOP	401	30	1999	120	20,388
TOTALS	2,872			2,299	390,597

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,299	122.8920	194.17	446,397	1999	1999	0	0	0	12.50	87.50

1 SFR CUST – 100% - 2014 Heated Area: 1874 HX Base Yr 2014



2743 SEA GROVE LN, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		390,597
TOTAL MARKET OB/XF VALUE		6,794
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		727,391
SOH/AGL Deduction		384,155
ASSESSED VALUE		343,236
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		292,514
TOTAL JUST VALUE		727,391
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		627,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990708	NEW CONSTR	117,200	06/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2734/175	8/19/2024	LE	U	I	11	100
GRANTOR: SMITH DARLENE HAMMAR						
GRANTEE: MORGENTHAU JUSTIN J						
2728/667	6/28/2024	WD	U	I	16	96,000
GRANTOR: MCCAFFREY JOANNE ALIN						
GRANTEE: SMITH DARLENE HAMMA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W13 FOP=[YR=1999] N5 W42 S10 E18 N4 U2 R2 E4 R2 D2 S6 E15 N7 E1 $ W1 S7 W15 N6 L2 U2 W4 L2 D2 S4 W18 N10 W11 S34 E16 FOP=[YR=1999] S8 E10 N3 W2 N8 W7 S3 W1 $ E1 N3 E7 S8 E11 N3 E9 FGR=[YR=1999] S23 E22 N23 W22 $ E22 N31 $.

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	0810	CONCRETE A	0	100	85	16	1,360.00	SF	6.50	6.50	100	1999	1999	3	75	6,630	
2	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	1999	1999	3	75	114	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	
4	1243	WD DECK F	0	100	4	5	20.00	SF	8.00	8.00	100	1999	1999	3	20	32	

LAND DESCRIPTION

TOTAL OB/XF 6,794

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	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							

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