LOT 13
IN OR 1580/249
SEA GROVE PB 6/152-154

ELWELL JOHN C & MARY N
2737 SEA GROVE LNRCLE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0013-0000

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 70
Interior Floo	15	HARDTILE 30
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

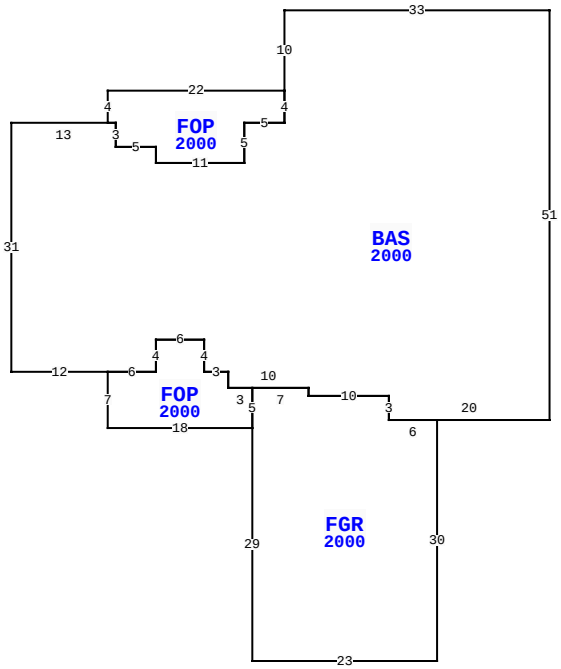
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,615	100	2000	2,615	427,931
FGR	748	55	2000	411	67,258
FOP	144	30	2000	43	7,036
FOP	158	30	2000	47	7,691
TOTALS	3,665			3,116	509,917

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,116	117.6956	185.96	579,451	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2009 Heated Area: 2615 HX Base Yr 2009



2737 SEA GROVE LN, FERNANDINA BEACH

BLD DATE	10/07/2009	KB	LGL DATE	
XF DATE	10/07/2009	KB	LAND DATE	05/06/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		509,917
TOTAL MARKET OB/XF VALUE		22,732
TOTAL LAND VALUE - MARKET		330,000
TOTAL MARKET VALUE		862,649
SOH/AGL Deduction		442,221
ASSESSED VALUE		420,428
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		369,706
TOTAL JUST VALUE		862,649
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,006

PERMIT NUM	DESCRIPTION	AMT	ISSUED
BLDR-2024-0	POOL ENCL	28,500	08/29/2024
012010	REMODEL	1,000	09/10/2001
2002634	XFOB	5,644	04/04/2000
991174	NEW CONSTR	171,017	08/31/1999
990895	SWIM POOL	13,000	07/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1580/0249	8/06/2008	WD	Q	I		563,000
GRANTOR: FRANCK THOMAS R SR &						
GRANTEE: ELWELL JOHN C & MAR						
0891/0674	7/15/1999	WD	Q	V		69,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: FRANCK THOMAS SR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W33 S10 FOP=[YR=2000] W22 S4 E1 S3 E5 S2 E11 N5 E5 N4 $ S4 W5 S5 W11 N2 W5 N3 W13 S31 E12 FOP=[YR=2000] S7 E18 FGR=[YR=2000] S29 E23 N30 W6 N3 W10 N1 W7 S5 $ N5 W3 N2 W3 N4 W6 S4 W6 $ E6 N4 E6 S4 E3 S2 E10 S1 E10 S3 E20 N51 $.

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	8	13	104.00	SF	9.50	9.50	100	2001	2001	3	79	781	
2	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	2000	2000	3	77	150	
3	0810	CONCRETE A	0	100	0	0	1,424.00	SF	6.50	6.50	100	2000	2000	3	77	7,127	
4	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
5	1241	WD DECK G	0	100	8	8	64.00	UT	11.50	11.50	100	2000	2000	3	27	199	
6	1243	WD DECK F	0	100	4	4	16.00	SF	8.00	8.00	100	2000	2000	3	20	26	
7	0910	SCRN RM L	0	100	0	0	983.00	SF	15.00	15.00	100	2000	2000	3	20	2,949	
8	0861	POOL GUNIT	0	100	14	26	364.00	SF	85.00	85.00	100	2000	2000	3	23	7,116	
9	0845	KOOL DECK	0	100	0	0	619.00	SF	7.25	7.25	100	2000	2000	3	77	3,456	
10	0810	CONCRETE A	0	100	60	3	180.00	SF	6.50	6.50	100	2000	2000	3	77	901	

TOTAL OB/XF 22,732

LAND DESCRIPTION

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