LOT 16
IN OR 2078/8
SEA GROVE PB 6/152-154

WARWICK ROBERT L JR & CYNTHIA
2731 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0016-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

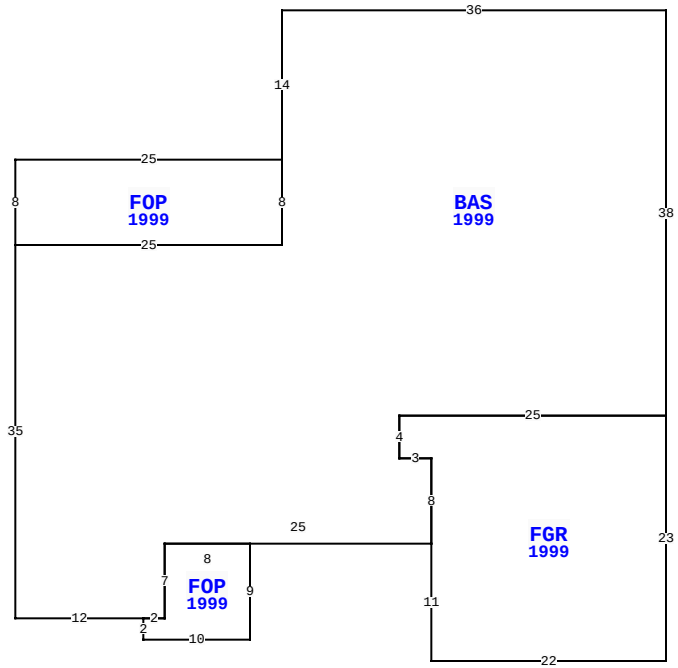
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	14	CARPET 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,322	100	1999	2,322	409,076
FGR	518	55	1999	285	50,210
FOP	76	30	1999	23	4,052
FOP	200	30	1999	60	10,570
TOTALS	3,116			2,690	473,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,690	121.8624	192.54	517,933	1999	2007	0	0	0	8.50	91.50

1 SFR CUST – 100% - 2019 Heated Area: 2322 HX Base Yr 2019



2731 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		473,909
TOTAL MARKET OB/XF VALUE		25,858
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		799,767
SOH/AGL Deduction		308,141
ASSESSED VALUE		491,626
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		440,904
TOTAL JUST VALUE		799,767
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		704,044

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222073	SWIM POOL	0	03/02/2022
20111838	H/AC	7,650	10/12/2011
2002030	XFOB	936	01/24/2000
991476	SWIM POOL	13,700	10/27/1999
990569	NEW CONSTR	182,000	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2078/0008	10/14/2016	WD	Q	I	01	552,000
GRANTOR: DOBBINS DEAN & CHRIST						
GRANTEE: WARWICK ROBERT L JR						
1067/1404	7/11/2002	WD	Q	I	01	100
GRANTOR: DOBBINS DEAN & CHRIST						
GRANTEE: DOBBINS DEAN & CHRI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W36 S14 FOP=[YR=1999] W25 S8 E25 N8 $ S8 W25 S35 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 N38 $
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	81	2,835	
2	0835	QUARY TILE	0	100	10	4	40.00	SF	20.00	20.00	100	2000	2000	3	77	616	
3	0810	CONCRETE A	0	100	10	3	30.00	SF	6.50	6.50	100	1999	1999	3	75	146	
4	0810	CONCRETE A	0	100	5	3	15.00	SF	6.50	6.50	100	1999	1999	3	75	73	
5	0810	CONCRETE A	0	100	59	16	944.00	SF	6.50	6.50	100	1999	1999	3	75	4,602	
6	0810	CONCRETE A	0	100	68	3	204.00	SF	6.50	6.50	100	1999	1999	3	75	995	
7	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1999	1999	3	20	19	
8	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2000	2000	3	20	30	
9	0861	POOL GUNIT	0	100	24	12	288.00	SF	85.00	85.00	100	2000	2000	3	23	5,630	
10	0910	SCRN RM L	0	100	35	25	875.00	SF	15.00	15.00	100	2000	2000	3	20	2,625	

TOTAL OB/XF 17,571

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	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

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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0858	SCULP CONC	0	100	0	0	587.00	SF	13.00	13.00	100	2000	2000	3	93	7,097	
12	1242	WD DECK A	0	100	0	0	73.00	SF	10.00	10.00	100	2000	2000	3	20	146	
13	0835	QUARY TILE	0	100	26	4	104.00	SF	10.00	10.00	100	2001	2001	3	79	822	
14	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	100	2001	2001	3	20	140	
15	1242	WD DECK A	0	100	0	0	41.00	SF	10.00	10.00	100	2001	2001	3	20	82	

LAND DESCRIPTION

TOTAL OB/XF 8,287

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

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