LOT 17
IN OR 1547/1725
SEA GROVE PB 6/152-154

SHUTA BARBARA A & JAMES M
2729 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0017-0000

BUILDING CHARACTERISTICS

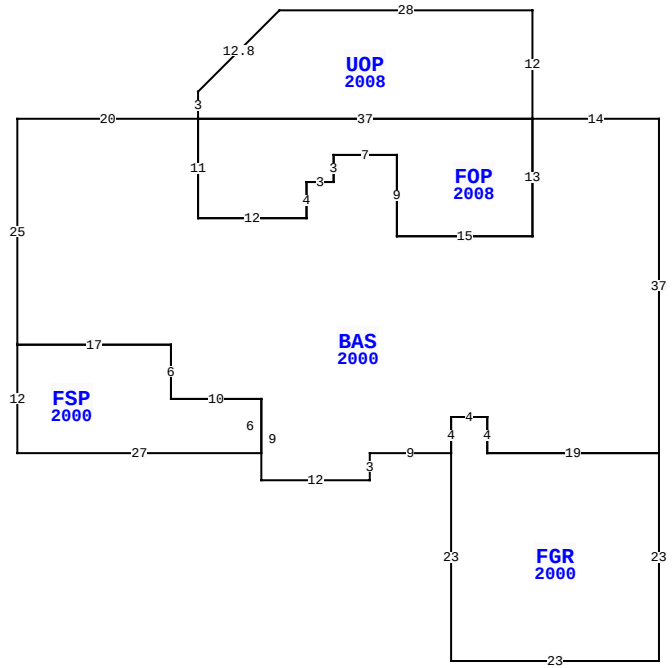
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,007	100	2000	2,007	351,855
FGR	545	55	2000	300	52,594
FOP	376	30	2008	113	19,811
FSP	264	40	2000	106	18,583
UOP	404	20	2008	81	14,201
TOTALS	3,596			2,607	457,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,607	126.0864	199.22	519,367	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2008 Heated Area: 2007 HX Base Yr 2008



2729 SEA GROVE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		457,043
TOTAL MARKET OB/XF VALUE		18,760
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		775,803
SOH/AGL Deduction		424,079
ASSESSED VALUE		351,724
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		301,002
TOTAL JUST VALUE		775,803
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		680,681

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081110	GAS	895	07/02/2008
20081104	ELEC OTHER	800	07/01/2008
20080828	XFOB	6,150	05/15/2008
20080810	SWIM POOL	16,300	05/13/2008
20080811	ELEC OTHER	650	05/13/2008
20080812	OTHER	1,000	05/13/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1547/1725	1/24/2008	WD	Q	I	01	100
GRANTOR: SHUTA BARBARA A						
GRANTEE: SHUTA BARBARA A & J						
1420/1829	6/16/2006	WD	Q	I		475,000
GRANTOR: JOINER BOBBY A & SHAR						
GRANTEE: SHUTA BARBARA A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W14 UOP=[YR=2008] N12 W28 L9 D9 S3 E37$
FOP=[YR=2008] W37 S11 E12 N4 E3 N3 E7 S9 E15 N13 $ S13 W15
N9 W7 S3 W3 S4 W12 N11 W20 S25 FSP=[YR=2000] S12 E27 N6 W10
N6 W17 $ E17 S6 E10 S9 E12N3 E9 FGR=[YR=2000] S23 E23 N23
W19N4 W4 S4 $ N4 E4 S4 E19 N37 $.

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	0962	SKYLIGHT	0	100	0	0	3.00	UT	250.00	250.00	100	2000	2000	3	77	578	
2	0819	CONC 12"	0	100	7	3	21.00	SF	9.50	9.50	100	2000	2000	3	77	154	
3	0810	CONCRETE A	0	100	93	3	279.00	SF	6.50	6.50	100	2000	2000	3	77	1,396	
4	0810	CONCRETE A	0	100	51	16	816.00	SF	6.50	6.50	100	2000	2000	3	77	4,084	
5	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
6	0855	CONC PAVER	0	100	0	0	1,021.00	SF	10.00	10.00	100	2008	2008	3	88	8,985	
7	1126	CB/STC 8"	0	100	32	6	192.00	SF	8.00	8.00	100	2008	2008	3	88	1,352	
8	0877	JACUZZI	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2008	2008	3	31	310	
9	0910	SCRN RM L	0	100	0	0	403.00	SF	15.00	15.00	100	2008	2008	3	31	1,874	

LAND DESCRIPTION

TOTAL OB/XF 18,760

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