LOT 18
SEA GROVE PB 6/152-154

MUELLER MATTHEW & RACHEL
2727 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0018-0000

BUILDING CHARACTERISTICS

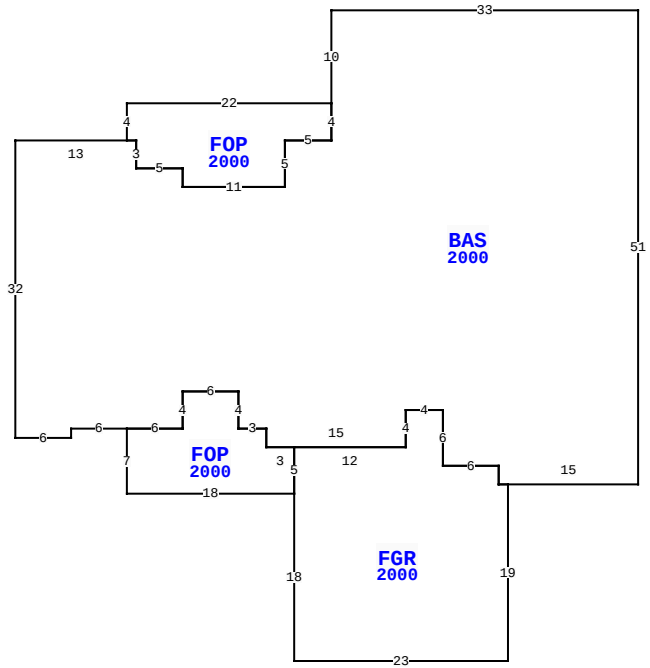
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,587	100	2000	2,587	442,166
FGR	529	55	2000	291	49,737
FOP	144	30	2000	43	7,350
FOP	158	30	2000	47	8,033
TOTALS	3,418			2,968	507,285

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,968	119.5304	188.86	560,536	2000	2005	0	0	0	9.50	90.50

1 SFR CUST – 100% - 2021 Heated Area: 2587 HX Base Yr 2021



2727 JEAN LAFITTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,285
TOTAL MARKET OB/XF VALUE		29,490
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		836,775
SOH/AGL Deduction		353,800
ASSESSED VALUE		482,975
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		432,253
TOTAL JUST VALUE		836,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		739,826

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200317	REMODEL	35,000	06/01/2020
20101973	H/AC	3,500	11/15/2010
20081168	OTHER	4,545	07/16/2008
2002630	XFOB	5,995	04/04/2000
991068	NEW CONSTR	168,609	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2351/1733	3/27/2020	WD	Q	I	01	607,000
GRANTOR: CONDIT CAROL H & PAUL						
GRANTEE: MUELLER MATTHEW & R						
1531/1758	10/23/2007	WD	Q	I	01	100
GRANTOR: CONDIT CAROL H						
GRANTEE: CONDIT CAROL H & PA						

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 S32 E6 N1 E6 FOP=[YR=2000] S7 E18 FGR=[YR=2000] S18 E23 N19 W1 N2 W6 N6 W4 S4 W12 S5 $ N5 W3 N2 W3 N4 W6 S4 W6 $ E6 N4 E6 S4 E3 S2 E15 N4 E4 S6 E6 S2 E15 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	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	77	132	
2	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.50	10.50	100	2000	2000	3	20	67	
4	0910	SCRN RM L	0	100	30	35	1,050.00	SF	15.00	15.00	100	2000	2000	3	20	3,150	
5	0861	POOL GUNIT	0	100	0	0	438.00	SF	85.00	85.00	100	2000	2000	3	23	8,563	
6	0858	SCULP CONC	0	100	0	0	618.00	SF	13.00	13.00	100	2000	2000	3	93	7,472	
7	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
9	0810	CONCRETE A	0	100	49	4	196.00	SF	6.50	6.50	100	2000	2000	3	77	981	
10	0810	CONCRETE A	0	100	0	0	1,660.00	SF	6.50	6.50	100	2000	2000	3	77	8,308	

TOTAL OB/XF 29,340

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 11/18/2019 BY DJA 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

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11	1242	WD DECK A	0	100	0	0	75.00	SF	10.00	10.00	100	2000	2000	3	20	150	

LAND DESCRIPTION

TOTAL OB/XF 150

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 11/18/2019 **BY** DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 **PRINTED** 07/30/2025 **BY** SYS