LOT 20
SEA GROVE PB 6/152-154

PARMLEY LIVING TRUST/PARMLEY BRUCE E TRUSTEE
2720 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0020-0000

BUILDING CHARACTERISTICS

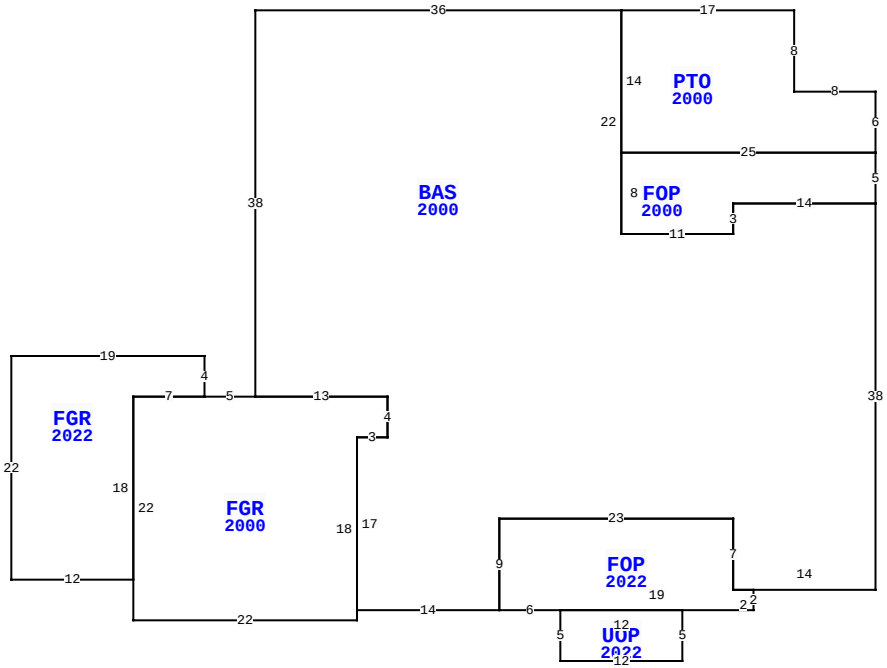
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	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	2,634	100	2000	2,634	504,377
FGR	496	55	2000	273	52,276
FGR	292	55	2022	161	30,829
FOP	158	30	2000	47	9,000
FOP	211	30	2022	63	12,064
PTO	286	5	2000	14	2,681
UOP	60	20	2022	12	2,298
TOTALS	4,137			3,204	613,524

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,204	126.9048	200.51	642,434	2000	2015	0	0	0	4.50	95.50

1 SFR CUST – 100% - 2025 Heated Area: 2634 HX Base Yr 2025



2720 JEAN LAFITTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	08/01/2023 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		613,524
TOTAL MARKET OB/XF VALUE		11,546
TOTAL LAND VALUE - MARKET		400,000
TOTAL MARKET VALUE		1,025,070
SOH/AGL Deduction		0
ASSESSED VALUE		1,025,070
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		974,348
TOTAL JUST VALUE		1,025,070
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		737,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200033	REMODEL	0	02/12/2020
20190204	GARAGE	275,000	01/02/2020
20100137	H/AC	5,000	01/27/2010
2001947	XFOB	2,612	01/20/2000
990522	NEW CONSTR	187,800	05/25/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2778/1349	3/26/2025	WD	U	I	11	100
GRANTOR: PARMLEY BRUCE E & MAR						
GRANTEE: PARMLEY LIVING TRUS						
2699/662	3/11/2024	WD	Q	I	02	1,295,000
GRANTOR: PATTERSON GARY J						
GRANTEE: PARMLEY BRUCE E & M						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2000] W8 N8 W17 BAS=[YR=2000] W36 S38 FGR=[YR=2000] W5 FGR=[YR=2022] N4 W19 S22 E12 N18 E7$ W7 S22 E22 N18 E3 N4 W13 $ E13 S4 W3 S17 E14 FOP=[YR=2022] E6 UOP=[YR=2022] S5 E12 N5 W12$ E19 N2 W2 N7 W23 S9$ N9 E23 S7 E14 N38 FOP=[YR=2000] N5 W25 S8 E11 N3 E14 $ W14 S3 W11 N22 $ S14 E25 N6 $.

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	5	9	45.00	SF	9.50	9.50	100	2000	2000	3	77	329	
2	0810	CONCRETE A	0	100	6	4	24.00	SF	6.50	6.50	100	2000	2000	3	77	120	
3	0855	CONC PAVER	0	100	79	3	237.00	SF	10.00	10.00	100	2022	2022	3	99	2,346	
4	0855	CONC PAVER	0	100	53	16	848.00	SF	10.00	10.00	100	2022	2022	3	99	8,395	
5	0855	CONC PAVER	0	100	12	3	36.00	SF	10.00	10.00	100	2022	2022	3	99	356	

LAND DESCRIPTION

TOTAL OB/XF 11,546

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	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	400,000.00	400,000.00	400,000							

REVIEW DATE 07/21/2022 BY DJ Total Acres: 0.00 Total Land Value: 400,000 Market: 0 Agricultural: 0 Common: 400,000 PRINTED 07/30/2025 BY SYS