LOT 21
L/E OR 1521/1072
SEA GROVE PB 6/152-154

GOSNELL VALERIE A L/E/
2726 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

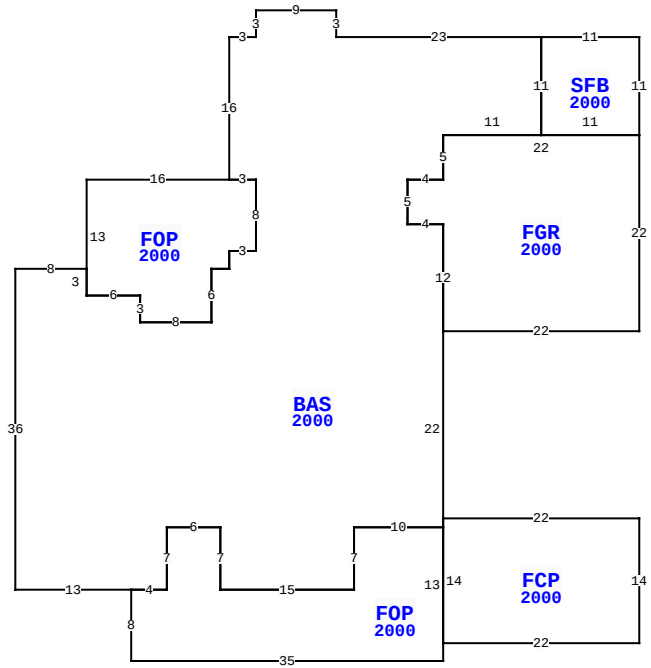
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,278	100	2000	2,278	384,169
FCP	308	25	2000	77	12,985
FGR	504	55	2000	277	46,714
FOP	250	30	2000	75	12,648
FOP	392	30	2000	118	19,900
SFB	121	80	2000	97	16,358
TOTALS	3,853			2,922	492,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,922	121.2882	191.64	559,972	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2003 Heated Area: 2375 HX Base Yr



2726 JEAN LAFITTE DR, 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		492,775
TOTAL MARKET OB/XF VALUE		28,655
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		821,430
SOH/AGL Deduction		138,719
ASSESSED VALUE		682,711
TOTAL EXEMPTION VALUE	13	682,711
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		821,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		724,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003001	XFOB	5,947	05/18/2000
2002383	SWIM POOL	19,200	03/08/2000
991433	NEW CONSTR	153,000	10/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1521/1072	8/24/2007	WD	U	I	18	100
GRANTOR: GOSNELL PAUL A & VALE						
GRANTEE: GOSNELL PAUL A & VA						
0894/1240	8/09/1999	WD	Q	V		69,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: GOSNELL PAUL & VALE						

BUILDING NOTES

BUILDING DIMENSIONS

SFB=[YR=2000] W11 BAS=[YR=2000] W23 N3 W9 S3 W3 S16
FOP=[YR=2000] W16 S13 E6 S3 E8 N6 E2 N2 E3 N8 W3 $ E3 S8 W3
S2 W2 S6 W8 N3 W6 N3 W8 S36 E13 FOP=[YR=2000] S8 E35 N2
FCP=[YR=2000] E22 N14 W22 S14 $ N13 W10 S7 W15 N7 W6 S7 W4 $
E4 N7 E6 S7 E15 N7 E10 N22 FGR=[YR=2000] E22 N22 W22 S5 W4
S5 E4 S12 $ N12 W4 N5 E4 N5 E11 N11 $ S11 E11 N11 $.

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	2000	2000	3	83	2,905	
2	0855	CONC PAVER	0	100	0	0	960.00	SF	7.00	7.00	100	2014	2014	3	94	6,317	
3	0855	CONC PAVER	0	100	0	0	172.00	SF	7.00	7.00	100	2014	2014	3	94	1,132	
4	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	77	234	
5	1241	WD DECK G	0	100	17	7	119.00	UT	11.50	11.50	100	2000	2000	3	27	369	
6	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
7	1242	WD DECK A	0	100	0	0	40.00	SF	12.00	12.00	100	2000	2000	3	20	96	
8	0861	POOL GUNIT	0	100	0	0	351.00	SF	85.00	85.00	100	2000	2000	3	23	6,862	
9	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
10	0858	SCULP CONC	0	100	0	0	585.00	SF	13.00	13.00	100	2000	2000	3	93	7,073	

TOTAL OB/XF 25,255

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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SEA GROVE PB 6/152-154

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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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
12	0910	SCRN RM L	0	100	0	0	936.00	SF	15.00	15.00	100	2000	2000	3	20	2,808	
13	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
14	1243	WD DECK F	0	100	0	0	40.00	SF	8.00	8.00	100	2001	2001	3	20	64	

LAND DESCRIPTION

TOTAL OB/XF 3,400

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