LOT 22
SEA GROVE PB 6/152-154

ROBINSON NANCY A & JAMES S
2732 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0022-0000

BUILDING CHARACTERISTICS

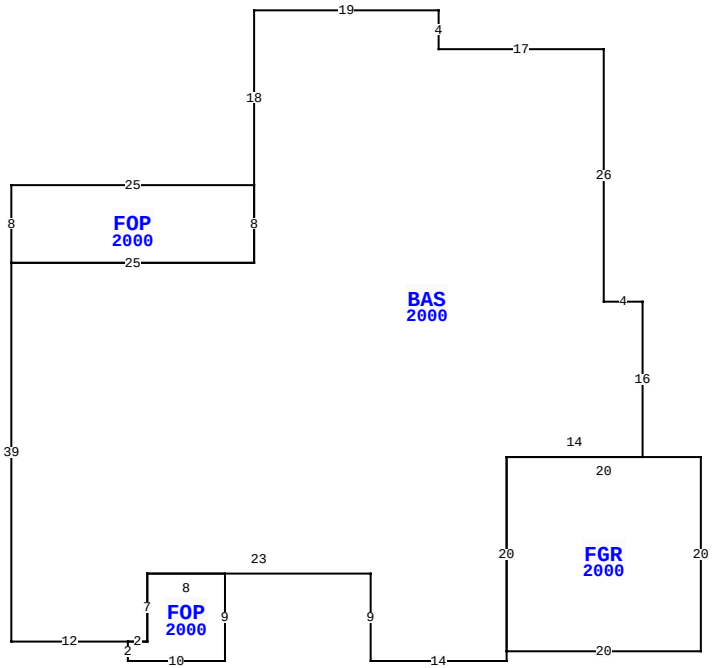
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,988	100	2000	2,988	532,521
FGR	400	55	2000	220	39,208
FOP	76	30	2000	23	4,099
FOP	200	30	2000	60	10,693
TOTALS	3,664			3,291	586,521

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,291	121.9460	192.67	634,077	2000	2009	0	0	0	7.50	92.50

1 SFR CUST – 100% - 2020 Heated Area: 2988 HX Base Yr 2020



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

2732 JEAN LAFITTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		586,521
TOTAL MARKET OB/XF VALUE		67,942
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		954,463
SOH/AGL Deduction		335,529
ASSESSED VALUE		618,934
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		568,212
TOTAL JUST VALUE		954,463
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		855,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211490	ADDITION	0	10/06/2021
20080552	H/AC	9,642	04/03/2008
2001930	XFOB	5,992	01/11/2000
991415	SWIM POOL	15,900	10/21/1999
990565	NEW CONSTR	226,000	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2302/1852	9/09/2019	WD	Q	I	02	674,200
GRANTOR: CASAVANT JEAN C & NIC						
GRANTEE: ROBINSON NANCY A &						
0885/2005	6/07/1999	WD	Q	V		69,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CASAVANT JEAN C & N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W4 N26 W17 N4 W19 S18 FOP=[YR=2000] W25 S8 E25 N8 $ S8 W25 S39 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2$ E2 N7 E23 S9 E14 N1 FGR=[YR=2000] E20 N20 W20 S20 $N20 E14 N16 $.

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	0858	SCULP CONC	0	100	0	0	424.00	SF	13.00	13.00	100	2000	2000	3	93	5,126	
3	0861	POOL GUNIT	0	100	0	0	526.00	SF	85.00	85.00	100	2000	2000	3	23	10,283	
4	0911	SCRN RM A	0	100	38	25	950.00	SF	17.50	17.50	100	2022	2022	3	93	15,461	
5	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
6	0855	CONC PAVER	0	100	0	0	286.00	SF	10.00	10.00	100	2022	2022	3	99	2,831	
7	0855	CONC PAVER	0	100	44	16	704.00	SF	10.00	10.00	100	2022	2022	3	99	6,970	
8	1241	WD DECK G	0	100	9	4	36.00	UT	11.50	11.50	100	2000	2000	3	27	112	
9	1242	WD DECK A	0	100	6	3	18.00	SF	10.00	10.00	100	2000	2000	3	20	36	
10	1242	WD DECK A	0	100	4	5	20.00	SF	10.00	10.00	100	2000	2000	3	20	40	

TOTAL OB/XF 44,164

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 07/21/2022 BY DJ 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 DIMENSIONS

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11	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
12	0462	ST/AL FNC	0	100	0	0	2,640.00	SF	10.00	10.00	100	2020	2020	3	90	23,760	

LAND DESCRIPTION

TOTAL OB/XF 23,778

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

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