LOT 23
SEA GROVE PB 6/152-154

MUELLER STEVEN MCDILL & JEAN ANN
2738 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0023-0000

BUILDING CHARACTERISTICS

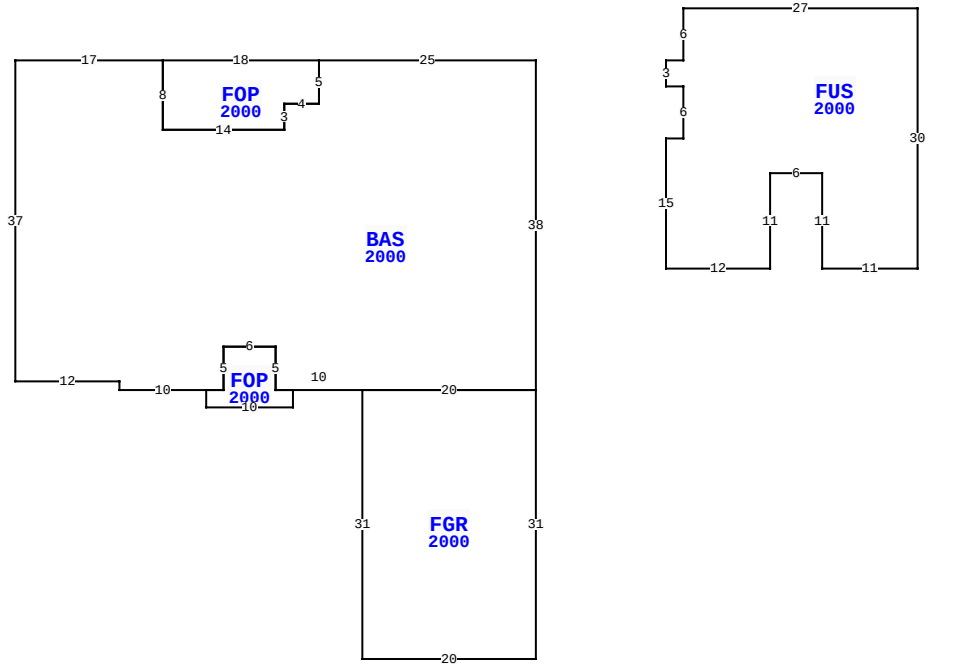
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,106	100	2000	2,106	339,002
FGR	620	55	2000	341	54,891
FOP	50	30	2000	15	2,415
FOP	132	30	2000	40	6,439
FUS	780	100	2000	780	125,557
TOTALS	3,688			3,282	528,302

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,282	115.7728	182.92	600,343	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 0 Heated Area: 2886 HX Base Yr 2001



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

2738 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		528,302
TOTAL MARKET OB/XF VALUE		21,549
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		849,851
SOH/AGL Deduction		433,112
ASSESSED VALUE		416,739
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		366,017
TOTAL JUST VALUE		849,851
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100791	H/AC	5,100	05/12/2010
2003479	XFOB	6,109	07/16/2000
2002990	SWIM POOL	20,900	05/01/2000
991544	NEW CONSTR	183,500	11/09/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/526	3/08/2024	SW	U	I	11	100
GRANTOR: MUELLER JEAN ANN REVO						
GRANTEE: MUELLER STEVEN MCDI						
1622/0193	5/28/2009	WD	U	I	30	100
GRANTOR: MUELLER STEVE & JEAN						
GRANTEE: MUELLER JEAN ANN &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W25 FOP=[YR=2000] W18 S8 E14 N3 E4 N5 $ S5 W4 S3 W14 N8 W17 S37 E12 S1 E10 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 FGR=[YR=2000] S31 E20 N31 W20 $ E20 N38 $ PTR= E15 FUS=[YR=2000] E2 N6 E27 S30 W11 N11 W6 S11 W12 N15 E2 N6 W2 N3 $ W15 $.

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	0810	CONCRETE A	0	100	0	0	1,480.00	SF	6.50	6.50	100	2000	2000	3	77	7,407	
2	0819	CONC 12"	0	100	1	10	10.00	SF	9.50	9.50	100	2000	2000	3	77	73	
3	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	2000	2000	3	20	56	
4	1242	WD DECK A	0	100	4	7	28.00	SF	10.00	10.00	100	2000	2000	3	20	56	
5	0861	POOL GUNIT	0	100	0	0	304.00	SF	85.00	85.00	100	2000	2000	3	23	5,943	
6	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
7	0845	KOOL DECK	0	100	0	0	578.00	SF	7.25	7.25	100	2000	2000	3	77	3,227	
8	0910	SCRN RM L	0	100	0	0	881.00	SF	15.00	15.00	100	2000	2000	3	20	2,643	
9	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
10	0881	FOUNTAIN	0	100	0	0	1.00	UT	1,000.00	1,000.00	100	2000	2000	3	100	1,000	

TOTAL OB/XF 21,045

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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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

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11	0851	PATIO STON	0	100	51	3	153.00	SF	0.75	0.75	100	2000	2000	3	77	88	
12	0476	VF 6 SBPL	0	100	0	0	25.00	LF	32.00	32.00	100	2001	2001	3	52	416	

LAND DESCRIPTION

TOTAL OB/XF 504

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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