LOT 24
SEA GROVE PB 6/152-154

CALZADA MELISSA L & RAMON
2744 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0024-0000

BUILDING CHARACTERISTICS

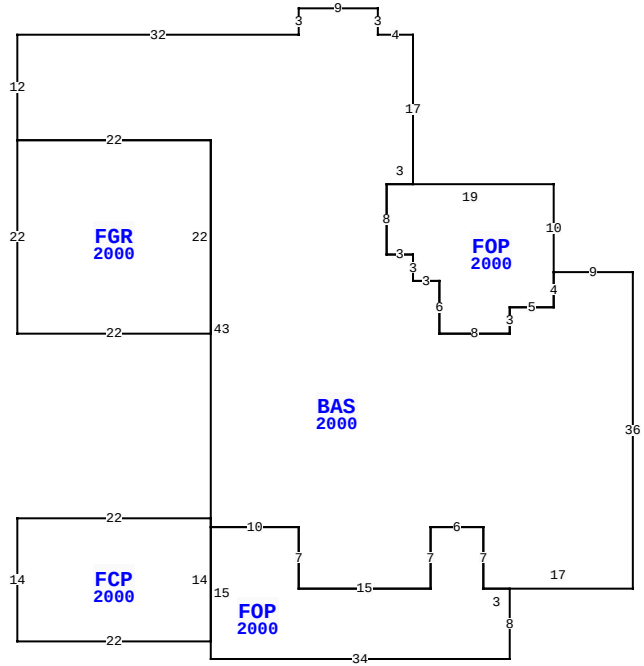
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,425	100	2000	2,425	414,529
FCP	308	25	2000	77	13,162
FGR	484	55	2000	266	45,470
FOP	263	30	2000	79	13,504
FOP	384	30	2000	115	19,658
TOTALS	3,864			2,962	506,324

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,962	122.9426	194.25	575,368	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2001 Heated Area: 2425 HX Base Yr 2001



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

2744 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		506,324
TOTAL MARKET OB/XF VALUE		32,786
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		839,110
SOH/AGL Deduction		424,804
ASSESSED VALUE		414,306
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		358,584
TOTAL JUST VALUE		839,110
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		742,011

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100349	H/AC	5,994	02/24/2010
2004302	XFOB	7,500	11/06/2000
2003895	SWIM POOL	24,042	09/05/2000
991438	NEW CONSTR	154,000	10/22/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2784/902	4/28/2025	WD	Q	I	01	1,052,000
GRANTOR: UNDERWOOD CAROL S L/E						
GRANTEE: CALZADA MELISSA L &						
2621/0294	2/13/2023	QC	U	I	11	100
GRANTOR: UNDERWOOD DENNIS L &						
GRANTEE: BROUSSARD PATRICIA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W9 FOP=[YR=2000] N10 W19 S8 E3 S3 E3 S6 E8 N3 E5 N4 $ S4 W5 S3 W8 N6 W3 N3 W3 N8 E3 N17 W4 N3 W9 S3 W32 S12 FGR=[YR=2000] S22 E22 N22 W22 $ E22 S43 FCP=[YR=2000] W22 S14E22 N14 $ S1 FOP=[YR=2000] S15 E34 N8 W3 N7 W6 S7 W15 N7 W10 $ E10 S7 E15 N7 E6 S7 E17 N36 $.

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	0962	SKYLIGHT	0	100	0	0	2.00	UT	250.00	250.00	100	2000	2000	3	77	385	
3	0819	CONC 12"	0	100	5	10	50.00	SF	9.50	9.50	100	2000	2000	3	77	366	
4	0855	CONC PAVER	0	100	0	0	1,416.00	SF	7.00	7.00	100	2014	2014	3	94	9,317	
5	1242	WD DECK A	0	100	0	0	133.00	SF	11.00	11.00	100	2000	2000	3	20	293	
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	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
8	0855	CONC PAVER	0	100	27	3	81.00	SF	7.00	7.00	100	2014	2014	3	94	533	
9	0861	POOL GUNIT	0	100	0	0	340.00	SF	85.00	85.00	100	2000	2000	3	23	6,647	
10	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	

TOTAL OB/XF 20,777

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	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
12	0858	SCULP CONC	0	100	0	0	625.00	SF	13.00	13.00	100	2000	2000	3	93	7,556	
13	0910	SCRN RM L	0	100	0	0	965.00	SF	21.00	21.00	100	2000	2000	3	20	4,053	

LAND DESCRIPTION

TOTAL OB/XF 12,009

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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