LOT 25
IN OR 1144/1082
SEA GROVE PB 6/152-154

MERTZ KENNETH JR & BEVERLY H L/E/HILL BEVERLY TRUS
2750 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0025-0000

BUILDING CHARACTERISTICS

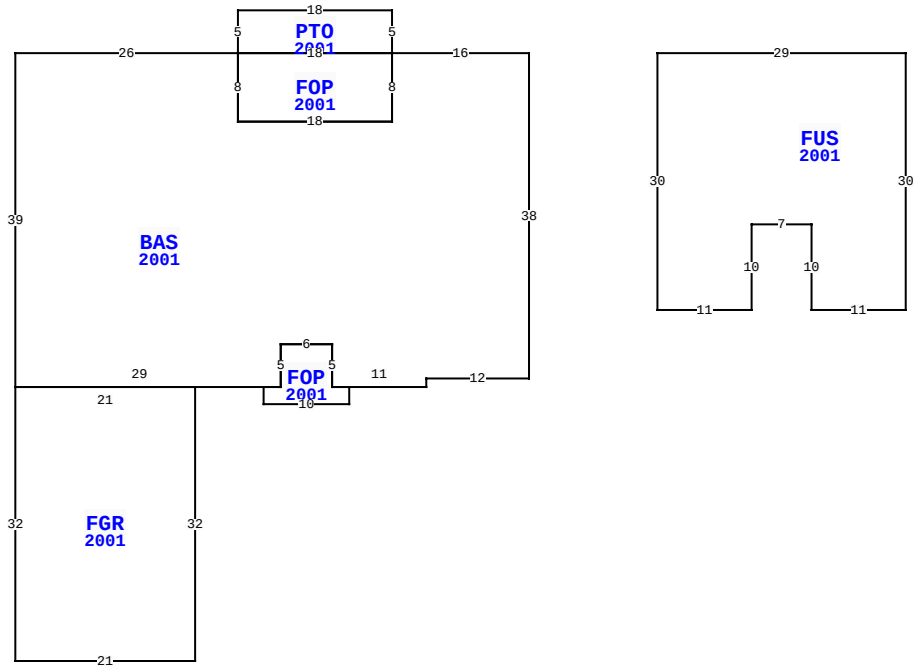
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	23	REINF CONC 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,154	100	2001	2,154	345,648
FGR	672	55	2001	370	59,373
FOP	50	30	2001	15	2,407
FOP	144	30	2001	43	6,900
FUS	800	100	2001	800	128,375
PTO	90	5	2001	4	642
TOTALS	3,910			3,386	543,346

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,386	114.7608	181.32	613,950	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2002 Heated Area: 2954 HX Base Yr 2002



2750 JEAN LAFITTE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 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		543,346
TOTAL MARKET OB/XF VALUE		9,064
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		852,410
SOH/AGL Deduction		437,446
ASSESSED VALUE		414,964
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		359,242
TOTAL JUST VALUE		852,410
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		752,928

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002835	NEW CONSTR	188,200	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1144/1082	6/11/2003	WD	Q	I	01	100
GRANTOR: MERTZ KENNETH JR & BE						
GRANTEE: MERTZ KENNETH JR &						
0928/1875	4/18/2000	WD	Q	V		74,000
GRANTOR: BRYLEN HOMES						
GRANTEE: MERTZ KENNETH A JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W16 PTO=[YR=2001] N5 W18 S5 FOP=[YR=2001] S8 E18 N8 W18 $ E18 $ S8 W18 N8 W26 S39 FGR=[YR=2001] S32 E21 N32 W21 $ E29 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E11 N1 E12 N38 $ PTR= E15 FUS=[YR=2001] E29 S30 W11 N10 W7 S10 W11 N30 $ 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	1241	WD DECK G	0	100	12	4	48.00	UT	11.50	11.50	100	2001	2001	3	28	155	
2	1242	WD DECK A	0	100	8	3	24.00	SF	11.00	11.00	100	2001	2001	3	20	53	
3	0910	SCRN RM L	0	100	5	18	90.00	SF	15.00	15.00	100	2001	2001	3	20	270	
4	0810	CONCRETE A	0	100	0	0	1,672.00	SF	6.50	6.50	100	2001	2001	3	79	8,586	

LAND DESCRIPTION

TOTAL OB/XF 9,064

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