

LOT 26
IN OR 2159/56
SEA GROVE PB 6/152-154

BRANOFF ADAM S & MORGAN L/JOINT REVOCABLE TRUST
2756 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0026-0000



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 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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

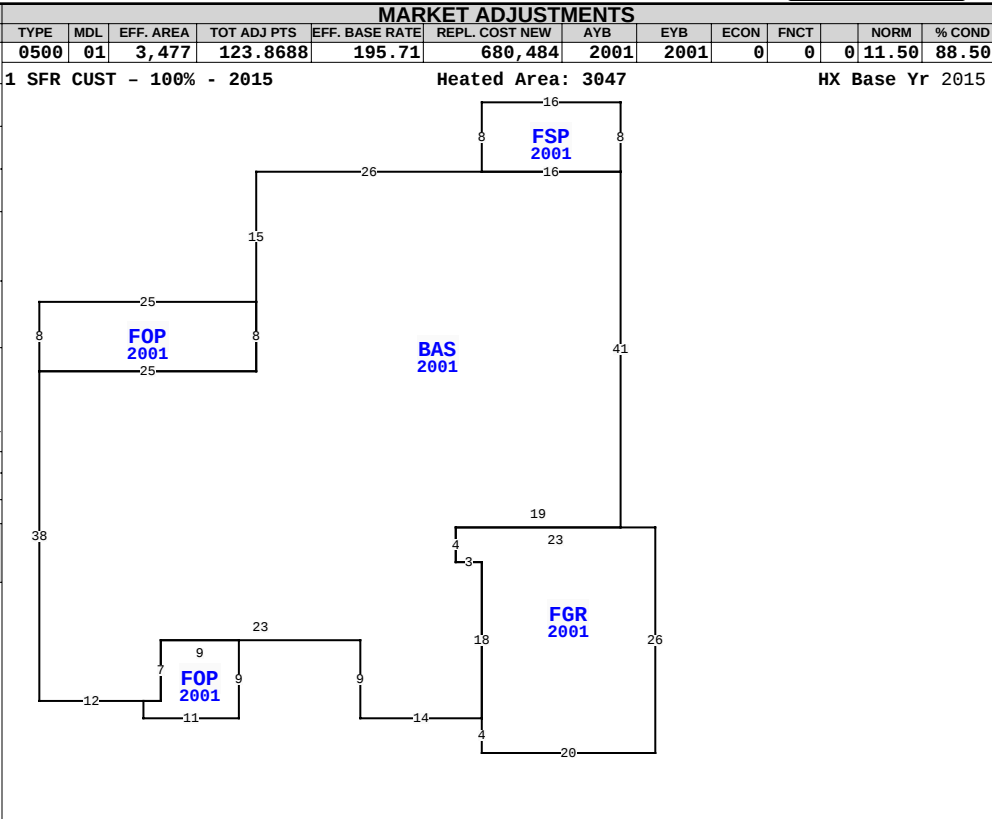
MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,047	100	2001	3,047	527,750
FGR	532	55	2001	293	50,749
FOP	85	30	2001	26	4,503
FOP	200	30	2001	60	10,393
FSP	128	40	2001	51	8,833

TOTALS	3,992			3,477	602,228
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00
2	0861	POOL GUNIT	0	100	0	0	286.00	SF	85.00
3	0858	SCULP CONC	0	100	0	0	519.00	SF	13.00
4	0871	POOL HTR R	0	100	0	0	1.00	UT	4,000.00
5	0877	JACUZZI	0	100	0	0	1.00	UT	1,160.00
6	0910	SCRN RM L	0	100	27	30	810.00	SF	15.00
7	1242	WD DECK A	0	100	8	5	40.00	SF	15.00
8	1242	WD DECK A	0	100	7	4	28.00	SF	15.00
9	0819	CONC 12"	0	100	6	3	18.00	SF	9.50
10	0810	CONCRETE A	0	100	20	3	60.00	SF	6.50



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

TOTAL OB/XF															29,456
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ
1	000100	C	RES	100	0003	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 2	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		602,228	
TOTAL MARKET OB/XF VALUE		40,964	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		943,192	
SOH/AGL Deduction		434,082	
ASSESSED VALUE		509,110	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		458,388	
TOTAL JUST VALUE		943,192	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		842,187	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20240271			06/04/2024
20180796	SCRNENCL	9,000	03/05/2018
20121345	REPLACE SCREEN EN	7,585	07/03/2012
20111442	POD IN DRIVE	0	08/19/2011
20101124	H/AC	3,900	07/12/2010
20100806	BLACK ALULM.FENCE	2,406	05/11/2010

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2159/0056	11/17/2017	QC	U	I	11	0	
GRANTOR: BRANOFF ADAM S & MORG							
GRANTEE: BRANOFF ADAM S & MO							
1954/0799	12/22/2014	WD	Q	I	02	565,000	
GRANTOR: HENDERSON DEBORAH S							
GRANTEE: BRANOFF ADAM SAMUEL							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FSP=[YR=2001] W16 S8 BAS=[YR=2001] W26 S15 FOP=[YR=2001] W25 S8 E25 N8 \$ S8 W25 S38 E12 FOP=[YR=2001] S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S9 E14 FGR=[YR=2001] S4 E20 N26 W23S4E3S18 \$ N18W3N4E19 N41 W16 \$ E16 N8 \$.									

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