LOT 30
SEA GROVE PB 6/152-154

FERGUSON DAVID W & MARY J
2780 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32035-3106

2025

00-00-31-1676-0030-0000

BUILDING CHARACTERISTICS

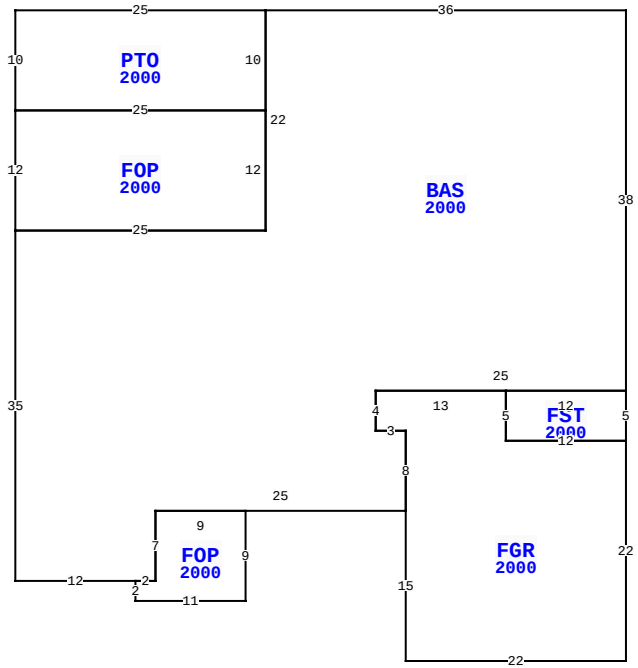
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	2,322	100	2000	2,322	425,782
FGR	546	55	2000	300	55,011
FOP	85	30	2000	26	4,768
FOP	300	30	2000	90	16,504
FST	60	55	2000	33	6,051
PTO	250	5	2000	12	2,200
TOTALS	3,563			2,783	510,315

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,783	119.6448	189.04	526,098	2000	2018	0	0	0	3.00	97.00

1 SFR CUST – 0% - 2023 Heated Area: 2322 HX Base Yr



2780 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	510,315
TOTAL MARKET OB/XF VALUE	8,277
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	818,592
SOH/AGL Deduction	26,121
ASSESSED VALUE	792,471
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	792,471
TOTAL JUST VALUE	818,592
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	720,428

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121392	H/AC	6,800	07/13/2012
991607	NEW CONSTR	153,000	11/12/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2599/1647	10/26/2022	WD	Q	I	01	939,000
GRANTOR: ASHBAUGH HENRY S & CH						
GRANTEE: FERGUSON DAVID W &						
0903/0003	10/11/1999	WD	Q	V		65,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: ASHBAUGH HENRY & CH						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 PTO=[YR=2000] W25 S10 FOP=[YR=2000] S12 E25 N12 W25 $ E25 N10 $ S22 W25 S35 E12 FOP=[YR=2000] S2 E11 N9 W9 S7 W2 $ E2 N7 E25 FGR=[YR=2000] S15 E22 N22 FST=[YR=2000] N5 W12 S5 E12 $ W12 N5 W13 S4 E3 S8 $ N8 W3 N4 E25 N38 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	83	2,905	
2	0810	CONCRETE A	0	0	45	16	720.00	SF	6.50	6.50	100	2000	2000	3	77	3,604	
3	0810	CONCRETE A	0	0	79	3	237.00	SF	6.50	6.50	100	2000	2000	3	77	1,186	
4	0819	CONC 12"	0	0	3	9	27.00	SF	9.50	9.50	100	2000	2000	3	77	198	
5	0819	CONC 12"	0	0	5	10	50.00	SF	9.50	9.50	100	2000	2000	3	77	366	
6	1242	WD DECK A	0	0	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	

LAND DESCRIPTION

TOTAL OB/XF 8,277

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	0		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