

LOT 32
IN OR 978/1576
SEA GROVE PB 6/152-154

NELSON CRAIG H & JUDITH J
2786 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0032-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	15	HARDTILE 60
Interior Floor	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.	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	2,584	100	2000	2,584	446,530
FGR	420	55	2000	231	39,918
FOP	76	30	2000	23	3,975
FSP	200	40	2000	80	13,825

TOTALS	3,280			2,918	504,247
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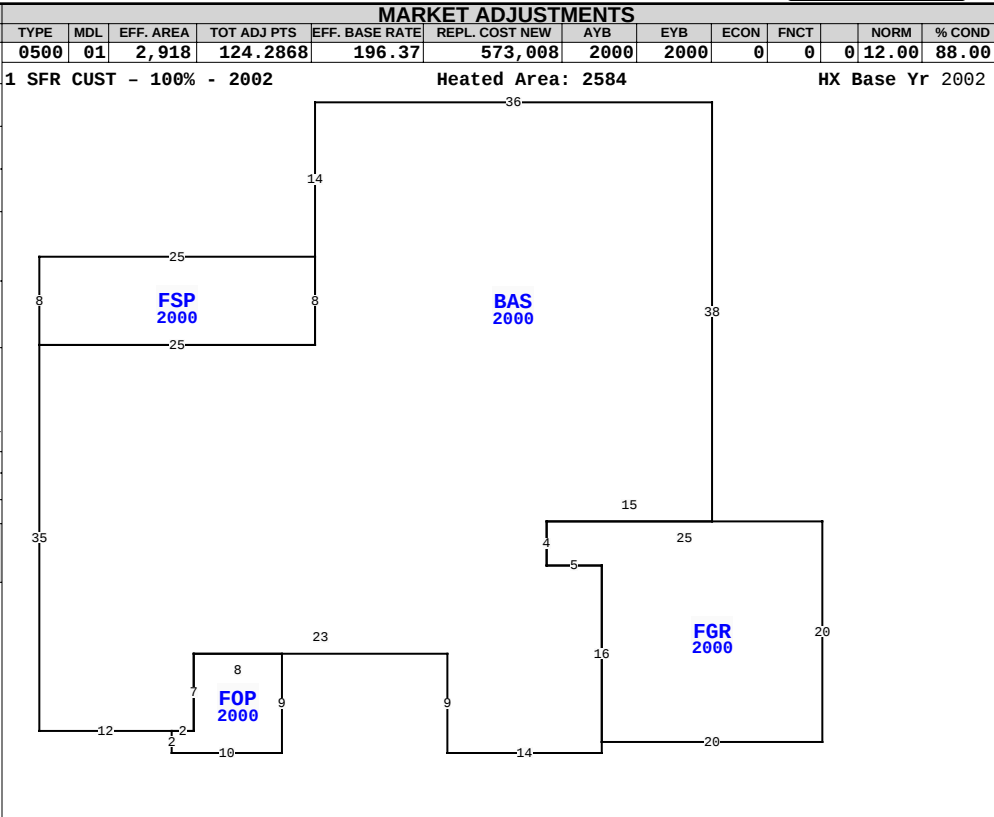
EXTRA FEATURES

L N	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	0810	CONCRETE A	0	100	50	3	150.00	SF	6.50	6.50	100	2000	2000	3	77	751	
3	0810	CONCRETE A	0	100	58	16	928.00	SF	6.50	6.50	100	2000	2000	3	77	4,645	
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
5	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	77	176	
6	0819	CONC 12"	0	100	3	3	9.00	SF	9.50	9.50	100	2001	2001	3	79	68	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	RES	100	
			</		

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

L N	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	
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TOTAL OB/XF	8,563
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	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3

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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NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE			504,247
TOTAL MARKET OB/XF VALUE			8,563
TOTAL LAND VALUE - MARKET			300,000
TOTAL MARKET VALUE			812,810
SOH/AGL Deduction			422,976
ASSESSED VALUE			389,834
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			339,112
TOTAL JUST VALUE			812,810
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			715,184

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002220	XFOB	2,371	02/17/2000
990900	NEW CONSTR	170,236	07/22/1999

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002220	XFOB	2, 371	02/17/2000
990900	NEW CONSTR	170, 236	07/22/1999

BUILDING NOTES
BUILDING DIMENSIONS
BAS=[YR=2000] W36 S14 FSP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E14 N1 FGR=[YR=2000] E20 N20 W25 S4 E5 S16 \$ N16 W5 N4 E15 N38 \$