



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	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3.5	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
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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	2,676	100	2000	2,676	428,400
FGR	621	55	2000	342	54,751
FOP	132	30	2000	40	6,404
FOP	250	30	2000	75	12,007
FUS	453	100	2000	453	72,521

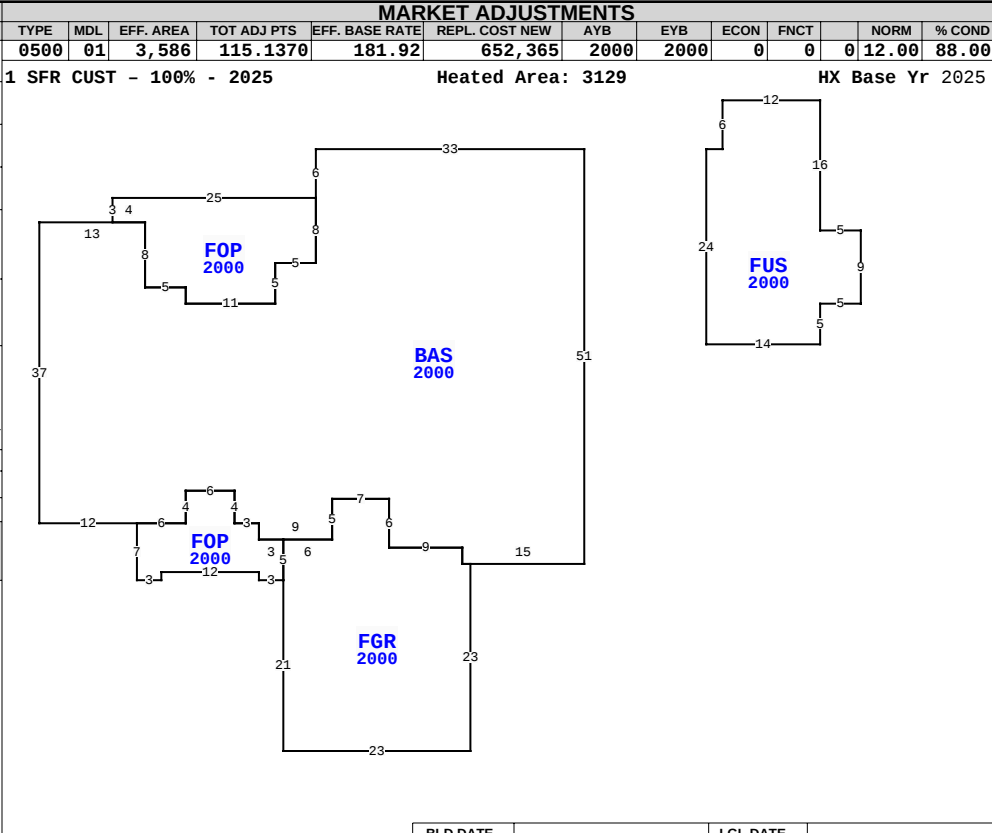
TOTALS	4,132			3,586	574,081
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EXTRA FEATURES

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	0810	CONCRETE A	0	100	0	0	1,700.00	SF	6.50	6.50	100	2000	2000	3	77	8,509	
2	0858	SCULP CONC	0	100	0	0	227.00	SF	13.00	13.00	100	2000	2000	3	93	2,744	
3	0858	SCULP CONC	0	100	0	0	506.00	SF	13.00	13.00	100	2000	2000	3	93	6,118	
4	0858	SCULP CONC	0	100	4	4	16.00	SF	26.00	26.00	100	2000	2000	3	93	387	
5	0858	SCULP CONC	0	100	5	12	60.00	SF	26.00	26.00	100	2000	2000	3	93	1,451	
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
7	0855	CONC PAVER	0	100	0	0	990.00	SF	10.00	10.00	100	2008	2008	3	88	8,712	
8	0861	POOL GUNIT	0	100	30	15	450.00	SF	85.00	85.00	100	2008	2008	3	48	18,360	
9	0910	SCRN RM L	0	100	36	40	1,440.00	SF	15.00	15.00	100	2008	2008	3	31	6,696	

TOTAL OB/XF	52,996
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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	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							



2752 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	08/01/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		574,081			
TOTAL MARKET OB/XF VALUE		52,996			
TOTAL LAND VALUE - MARKET		300,000			
TOTAL MARKET VALUE		927,077			
SOH/AGL Deduction		0			
ASSESSED VALUE		927,077			
TOTAL EXEMPTION VALUE		50,722		HX HB	
BASE TAXABLE VALUE		876,355			
TOTAL JUST VALUE		927,077			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		828,938			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20081072	XFOB	6,800	06/25/2008
20080840	SWIM POOL	42,300	05/16/2008
20080841	ELEC OTHER	800	05/16/2008
20080842	OTHER	1,500	04/26/2008
20071985	H/AC	12,650	10/19/2007
2003259	XFOB	3,991	06/16/2000

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q U I RSN CD SALE PRICE
2730/1240	8/06/2024	WD Q	I 01 1,125,000
GRANTOR: BOWE CARTER EDWARD			
GRANTEE: SCHINDELAR-SZNYTER			
2724/1508	7/10/2024	FJ U	I 11 0
GRANTOR: HANEY HALLE B EST			
GRANTEE: BOWE CARTER EDWARD			

BUILDING NOTES			
BUILDING DIMENSIONS			
BAS=[YR=2000] W33 S6 FOP=[YR=2000] W25 S3 E4 S8 E5 S2 E11 N5 E5 N8 \$ S8 W5 S5 W11 N2 W5 N8 W13 S37 E12 FOP=[YR=2000] S7 E3 N1 E12 S1 E3 FGR=[YR=2000] S21 E23 N23 W1 N2 W9 N6 W7 S5 W6 S5 \$ N5 W3 N2 W3 N4 W6 S4 W6 \$ E6 N4 E6 S4 E3 S2 E9 N5 E7 S6 E9 S2 E15 N51 \$ PTR= E15 FUS=[YR=2000] E2 N6 E12 S16 E5 S9 W5 S5 W14 N24 \$ W15 \$.			