LOT 37
IN OR 1929/222
SEA GROVE PB 6/152-154

WHITLEY ELIZABETH TRUSTEE OF LAND TRUST 2757
2208 OFF SHORE DR
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0037-0000

BUILDING CHARACTERISTICS

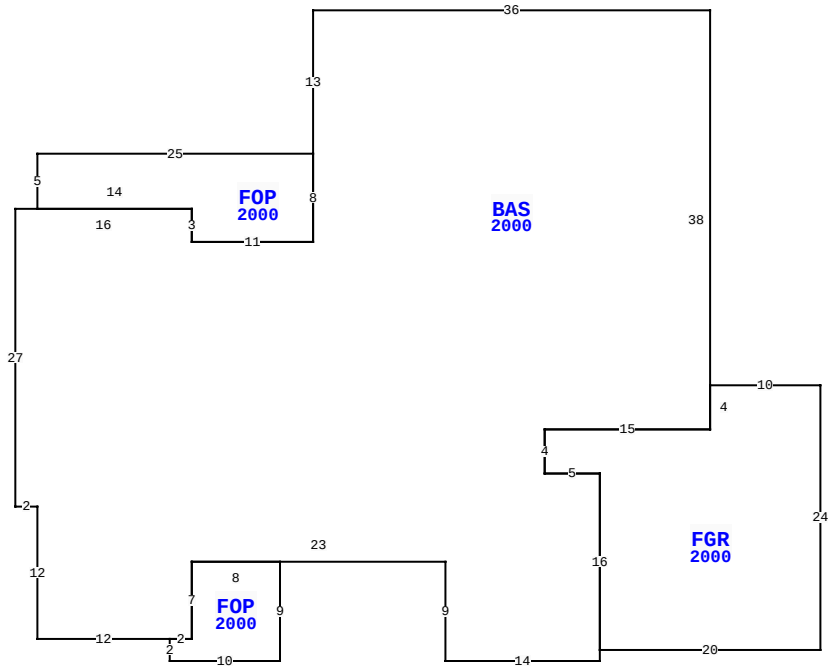
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,705	100	2000	2,705	487,768
FGR	460	55	2000	253	45,621
FOP	76	30	2000	23	4,147
FOP	158	30	2000	47	8,475
TOTALS	3,399			3,028	546,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,028	129.6900	204.91	620,467	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 0% - 0 Heated Area: 2705 HX Base Yr



2757 JEAN LAFITTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	546,011
TOTAL MARKET OB/XF VALUE	29,045
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	875,056
SOH/AGL Deduction	140,563
ASSESSED VALUE	734,493
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	734,493
TOTAL JUST VALUE	875,056
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	776,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20080225	H/AC	2,095	02/14/2008
2003002	XFOB	4,860	05/18/2000
2002987	XFOB	2,075	05/17/2000
2002754	SWIM POOL	21,000	04/19/2000
2001904	NEW CONSTR	6,500	01/07/2000
991071	NEW CONSTR	169,520	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1929/0222	7/18/2014	WD	U	I	11	100
GRANTOR: BENDER KRISTEN						
GRANTEE: WHITLEY ELIZABETH T						
1873/1909	5/16/2013	QC	U	I	11	11,000
GRANTOR: HALL ROBERT MURRAY &						
GRANTEE: BENDER KRISTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S13 FOP=[YR=2000] W25 S5 E14 S3 E11 N8 $ S8 W11 N3 W16 S27 E2 S12 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 $ E2 N7 E23 S9 E14 N1 FGR=[YR=2000] E20 N24 W10 S4 W15 S4 E5 S16 $ N16 W5 N4 E15 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	0	0	1,676.00	SF	6.50	6.50	100	2000	2000	3	77	8,388	
3	0810	CONCRETE A	0	0	0	0	106.00	SF	6.50	6.50	100	2000	2000	3	77	531	
4	0819	CONC 12"	0	0	0	0	101.00	SF	9.50	9.50	100	2000	2000	3	77	739	
5	1242	WD DECK A	0	0	3	3	9.00	SF	11.00	11.00	100	2000	2000	3	20	20	
6	1242	WD DECK A	0	0	4	8	32.00	SF	10.50	10.50	100	2000	2000	3	20	67	
7	1242	WD DECK A	0	0	4	8	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
8	0845	KOOL DECK	0	0	0	0	453.00	SF	14.50	14.50	100	2000	2000	3	77	5,058	
9	0861	POOL GUNIT	0	0	0	0	225.00	SF	85.00	85.00	100	2000	2000	3	23	4,399	
10	0875	HOT TUB	0	0	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	

TOTAL OB/XF 22,411

LAND DESCRIPTION

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 11/18/2019 BY DJA 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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BUILDING NOTES

BUILDING DIMENSIONS

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
11	0910	SCRN RM L	0	0	0	0	678.00	SF	15.00	15.00	100	2000	2000	3	20	2,034	
12	0871	POOL HTR R	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
13	0855	CONC PAVER	0	0	0	0	500.00	SF	10.00	10.00	100	2005	2005	3	84	4,200	

LAND DESCRIPTION

TOTAL OB/XF 6,634

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

REVIEW DATE 11/18/2019 **BY** DJA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 **PRINTED** 07/30/2025 **BY** SYS