

SEA GROVE PB 6/152-154

2751 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034-4834

2025

00-00-31-1676-0038-00000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		2										
ELEMENT		CD	CONSTRUCTION					TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																					
																					VALUATION BY										STANDARD											
																					Tax Group: 2										Tax Dist:											
																					BUILDING MARKET VALUE										628,610											
																					TOTAL MARKET OB/XF VALUE										51,643											
																					TOTAL LAND VALUE - MARKET										300,000											
																					TOTAL MARKET VALUE										980,253											
																					SOH/AGL Deduction										475,469											
																					ASSESSED VALUE										504,784											
																					TOTAL EXEMPTION VALUE										HX HB 50,722											
																					BASE TAXABLE VALUE										454,062											
																					TOTAL JUST VALUE										980,253											
																					NCON VALUE										0											
																					INCOME VALUE																					
																					PREVIOUS YEAR MKT VALUE										878,838											
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																																					
TOTALS																																										
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																										
11	0845	KOOL DECK	0 100	0	0	881.00	SF	13.92	13.92	100	2001	2001	3	79	9,688																											
12	1242	WD DECK A	0 100	8	5	40.00	SF	11.00	11.00	100	2001	2001	3	20	88																											
13	0871	POOL HTR R	0 100	0	0	1.00	UT	4,000.00	4,000.00	100	2001	2001	3	20	800																											
14	0911	SCRN RM A	0 100	0	0	493.00	SF	7.00	7.00	100	2017	2017	3	74	2,554																											
15	0476	VF 6 SBPL	0 100	0	0	282.00	LF	12.80	12.80	100	2017	2017	3	90	3,249																											
16	0470	VNYL GATE	0 100	0	0	3.00	UT	120.00	120.00	100	2017	2017	3	90	324																											
17	1242	WD DECK A	0 100	3	3	9.00	SF	11.00	11.00	100	2010	2010	3	40	40																											
18	0911	SCRN RM A	0 100	0	0	1,156.00	SF	17.50	17.50	100	2013	2013	3	55	11,127																											
LAND DESCRIPTION										TOTAL OB/XF										27,870																						
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																		
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