LOT 39 IN OR 941/485
SEA GROVE PB 6/152-154

JACOBS ROSE MARY
2743 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0039-0000

BUILDING CHARACTERISTICS

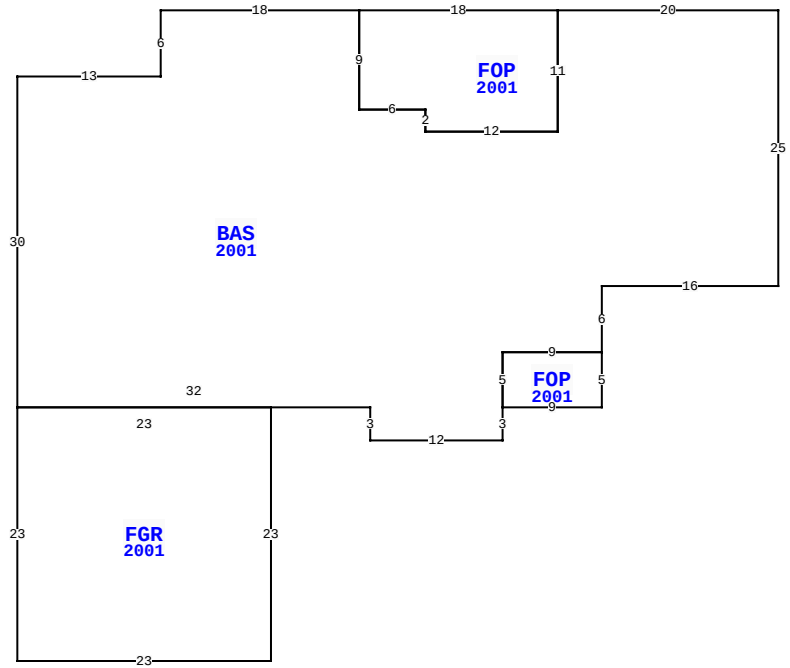
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,035	100	2001	2,035	353,694
FGR	529	55	2001	291	50,577
FOP	45	30	2001	14	2,433
FOP	186	30	2001	56	9,733
TOTALS	2,795			2,396	416,437

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,396	124.3000	196.39	470,550	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2017 Heated Area: 2035 HX Base Yr



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

2743 JEAN LAFITTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		416,437
TOTAL MARKET OB/XF VALUE		14,266
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		730,703
SOH/AGL Deduction		307,240
ASSESSED VALUE		423,463
TOTAL EXEMPTION VALUE	13	423,463
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		730,703
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		637,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20112143	REPAIR/RRF	2,000	11/30/2011
20020047	REPAIR/RRF	2,000	01/16/2002
201788	XFOB	2,000	08/03/2001
2003451	NEW CONSTR	136,000	07/12/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0941/0485	7/18/2000	WD	Q	V		67,500
GRANTOR: BRYLEN HOMES						
GRANTEE: JACOBS WILLIAM C &						
0941/0483	7/18/2000	WD	U	V	19	39,700
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W20 FOP=[YR=2001] W18 S9 E6 S2 E12 N11 $ S11 W12 N2 W6 N9 W18 S6 W13 S30 FGR=[YR=2001] S23 E23 N23 W23 $ E32 S3 E12 N3 FOP=[YR=2001] E9 N5 W9 S5 $ N5 E9 N6 E16 N25 $.

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	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	84	2,940	
2	0819	CONC 12"	0	100	10	9	90.00	SF	9.50	9.50	100	2001	2001	3	79	675	
3	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20	
4	1242	WD DECK A	0	100	5	5	25.00	SF	10.00	10.00	100	2001	2001	3	20	50	
5	0810	CONCRETE A	0	100	0	0	95.00	SF	6.50	6.50	100	2001	2001	3	79	488	
6	0810	CONCRETE A	0	100	0	0	1,639.00	SF	6.50	6.50	100	2001	2001	3	79	8,416	
7	1241	WD DECK G	0	100	0	0	235.00	UT	11.50	11.50	100	2001	2001	3	28	757	
8	0910	SCRN RM L	0	100	0	0	235.00	SF	15.00	15.00	100	2001	2001	3	20	705	
9	1126	CB/STC 8"	0	100	17	2	34.00	SF	8.00	8.00	100	2001	2001	3	79	215	

LAND DESCRIPTION

TOTAL OB/XF 14,266

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	100		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