LOT 40
SEA GROVE PB 6/152-154

SUESS GLENN T & SANDRA M L/E/
2728 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0040-0000

BUILDING CHARACTERISTICS

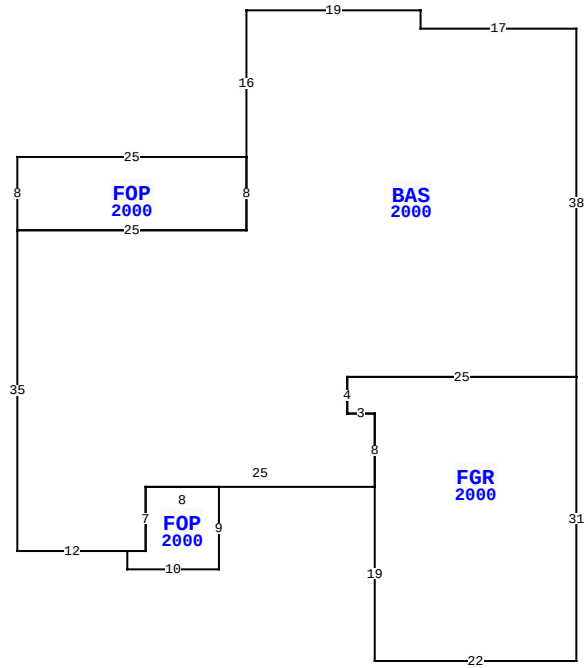
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,360	100	2000	2,360	416,170
FGR	694	55	2000	382	67,363
FOP	76	30	2000	23	4,056
FOP	200	30	2000	60	10,580
TOTALS	3,330			2,825	498,170

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,825	126.8300	200.39	566,102	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2001 Heated Area: 2360 HX Base Yr 2001



2728 SEA GROVE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		498,170
TOTAL MARKET OB/XF VALUE		20,889
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		819,059
SOH/AGL Deduction		451,600
ASSESSED VALUE		367,459
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		316,737
TOTAL JUST VALUE		819,059
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		722,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20110581	H/AC	3,000	04/19/2011
2002632	XFOB	3,900	04/04/2000
2002439	XFOB	2,000	03/14/2000
991072	NEW CONSTR	154,547	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2754/1056	12/03/2024	LE	U	I	11	100
GRANTOR: SUESS GLENN T & SANDR						
GRANTEE: SUESS DARREN S						
0889/0006	6/28/1999	WD	Q	V		53,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: SUESS GLENN & SANDR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W17 N2 W19 S16 FOP=[YR=2000] W25 S8 E25 N8 $ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 $ E2 N7 E25 FGR=[YR=2000] S19 E22 N31 W25 S4 E3 S8 $ N8 W3 N4 E25 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	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	43	26	1,118.00	SF	6.50	6.50	100	2000	2000	3	77	5,596	
3	0810	CONCRETE A	0	100	49	3	147.00	SF	6.50	6.50	100	2000	2000	3	77	736	
4	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
5	1242	WD DECK A	0	100	4	6	24.00	SF	11.00	11.00	100	2000	2000	3	20	53	
6	0819	CONC 12"	0	100	8	7	56.00	SF	9.50	9.50	100	2001	2001	3	79	420	
7	0861	POOL GUNIT	0	100	0	0	258.00	SF	85.00	85.00	100	2000	2000	3	23	5,044	
8	0875	HOT TUB	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	240	
9	0858	SCULP CONC	0	100	0	0	297.00	SF	13.00	13.00	100	2000	2000	3	93	3,591	
10	0910	SCRN RM L	0	100	0	0	555.00	SF	15.00	15.00	100	2000	2000	3	20	1,665	

TOTAL OB/XF 20,277

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	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 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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BUILDING DIMENSIONS

EXTRA FEATURES

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11	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2000	2000	3	20	400	
12	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
13	1242	WD DECK A	0	100	0	0	42.00	SF	10.00	10.00	100	2000	2000	3	20	84	

LAND DESCRIPTION

TOTAL OB/XF 612

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 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