LOT 44
IN OR 2128/867
SEA GROVE PB 6/152-154

RAUSCHENBERGER JAMES T &/MCBRIDE BONNIE L
2738 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0044-0000

BUILDING CHARACTERISTICS

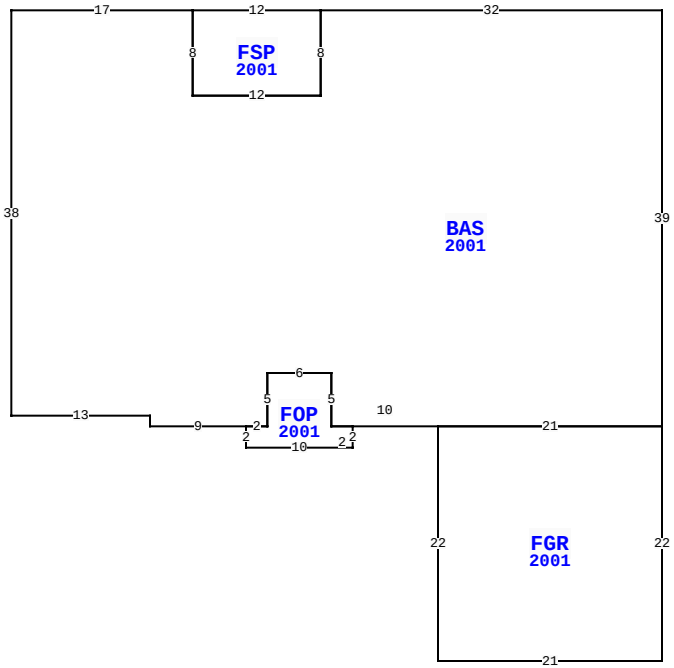
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,240	100	2001	2,240	386,984
FGR	462	55	2001	254	43,881
FOP	50	30	2001	15	2,591
FSP	96	40	2001	38	6,565
TOTALS	2,848			2,547	440,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	123.5520	195.21	497,200	2001	2001	0	0	0	11.50	88.50

1 SFR CUST – 100% - 2018 Heated Area: 2240 HX Base Yr 2018



2738 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		440,022
TOTAL MARKET OB/XF VALUE		28,412
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		768,434
SOH/AGL Deduction		288,471
ASSESSED VALUE		479,963
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		429,241
TOTAL JUST VALUE		768,434
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		675,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101075	H/AC	5,500	06/30/2010
20062113	XFOB	5,676	09/15/2006
20061773	XFOB	1,500	07/25/2006
20061780	REMODEL	650	07/25/2006
20061278	SWIM POOL	30,000	06/06/2006
2003229	NEW CONSTR	143,000	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2128/0867	6/20/2017	WD	Q	I	01	502,400
GRANTOR: STRAIN BRAD & ASHLEY						
GRANTEE: RAUSCHENBERGER JAME						
0932/0942	5/16/2000	WD	Q	V		67,500
GRANTOR: BRYLEN HOMES						
GRANTEE: STRAIN BRAD & ASHLE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 FSP=[YR=2001] W12 S8 E12 N8 $ S8 W12 N8 W17 S38 E13 S1 E9 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 FGR=[YR=2001] S22 E21 N22 W21 $ E21 N39 $.

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	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	2001	2001	3	79	150	
2	0855	CONC PAVER	0	100	0	0	1,355.00	SF	7.00	7.00	100	2014	2014	3	94	8,916	
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	10	4	40.00	SF	10.00	10.00	100	2001	2001	3	20	80	
5	0910	SCRN RM L	0	100	21	43	903.00	SF	15.00	15.00	100	2006	2006	3	24	3,251	
6	0861	POOL GUNIT	0	100	27	12	324.00	SF	85.00	85.00	100	2006	2006	3	40	11,016	
7	0855	CONC PAVER	0	100	0	0	579.00	SF	10.00	10.00	100	2006	2006	3	86	4,979	

LAND DESCRIPTION

TOTAL OB/XF 28,412

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