

LOT 45
IN OR 2093/400
SEA GROVE PB 6/152-154

MCCLANE MICHAEL R & LINDA R
2740 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
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
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NEIGHBORHOOD/LOC	1080.00
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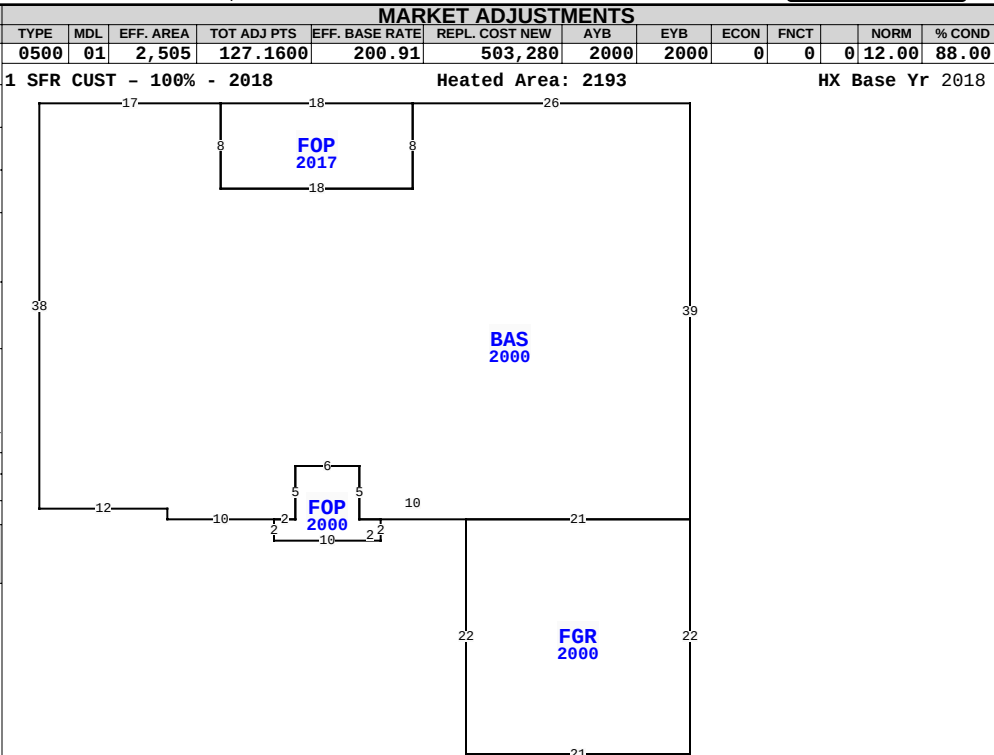
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,193	100	2000	2,193	387,724
FGR	462	55	2000	254	44,907
FOP	50	30	2000	15	2,652
FOP	144	30	2017	43	7,602

TOTALS	2,849			2,505	442,886
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	0	0	1,321.00	SF	6.50	6.50	
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	
3	0810	CONCRETE A	0	100	7	3	21.00	SF	6.50	6.50	
4	0861	POOL GUNIT	0	100	0	0	378.00	SF	85.00	85.00	
5	0911	SCRN RM A	0	100	0	0	1,122.00	SF	17.50	17.50	
6	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	
7	0855	CONC PAVER	0	100	0	0	744.00	SF	10.00	10.00	
8	0855	CONC PAVER	0	100	22	10	220.00	SF	10.00	10.00	
9	1242	WD DECK A	0	100	3	3	9.00	SF	11.50	11.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSV
1	000100	C	RES	100		R-1	0.00	0.00	1.00	LT	

REVIEW DATE	05/12/2019	BY	KBA
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TOTAL OB/XF											
58,173											

2740 SEA GROVE LN, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2025	MLU
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		442,886	
TOTAL MARKET OB/XF VALUE		58,173	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		801,059	
SOH/AGL Deduction		294,082	
ASSESSED VALUE		506,977	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		456,255	
TOTAL JUST VALUE		801,059	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		708,134	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171468	SCRNENCL	12,408	05/15/2017
20171445	SWIM POOL	73,000	05/12/2017
2001899	NEW CONSTR	141,000	01/06/2000

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2093/0400	1/06/2017	WD	Q	I	01
GRANTOR: BLOZIS STEPHEN R & CA					SALE PRICE
GRANTEE: MCCLANE MICHAEL R &					495,000
0907/0694	11/09/1999	WD	Q	V	
GRANTOR: BRYLEN HOMES LTD					57,500
GRANTEE: BLOZIS STEPHEN & CA					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2000] W26 FOP=[YR=2017] W18 S8 E18 N8 \$ S8 W18 N8 W17 S38 E12 S1 E10 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E10 FGR=[YR=2000] S22 E21 N22 W21 \$ E21 N39 \$.											

Total Acres: 0.00 Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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