LOT 46
SEA GROVE PB 6/152-154

HART ANNE ELIZABETH
2742 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2025

00-00-31-1676-0046-0000

BUILDING CHARACTERISTICS

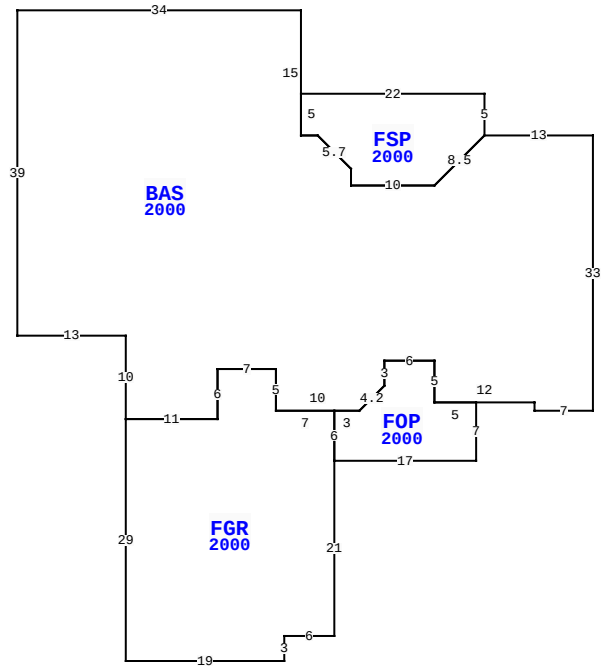
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,508	100	2000	2,508	387,843
FGR	756	55	2000	416	64,332
FOP	148	30	2000	44	6,804
FSP	196	40	2000	78	12,062
TOTALS	3,608			3,046	471,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,046	111.2188	175.73	535,274	2000	2000	0	0	0	12.00	88.00

1 SFR CUST – 100% - 2025 Heated Area: 2508 HX Base Yr 2025



2742 SEA GROVE LN, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		471,041
TOTAL MARKET OB/XF VALUE		41,323
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		812,364
SOH/AGL Deduction		0
ASSESSED VALUE		812,364
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		761,642
TOTAL JUST VALUE		812,364
NCON VALUE		28,680
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		687,676

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0400	INGROUND FIBERGLA	57,000	09/16/2024
20060318	XFOB	2,000	02/09/2006
991733	NEW CONSTR	159,000	12/07/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2701/1932	3/26/2024	WD	Q	I	01	955,000
GRANTOR: CHAPIN STEPHEN R SR &						
GRANTEE: HART ANNE ELIZABETH						
2220/1180	8/27/2018	WD	U	I	11	100
GRANTOR: FLOYD CAROL B & STEPH						
GRANTEE: CHAPIN STEPHEN R SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W13 FSP=[YR=2000] N5 W22 S5 E2 R4 D4 S2 E10 U6 R6 $ L6 D6 W10 N2 U4 L4 W2 N15 W34 S39E13 S10 FGR=[YR=2000] S29 E19 N3 E6N21 FOP=[YR=2000] E17 N7 W5 N5 W6 S3 D3 L3 W3 S6$ N6 W7 N5 W7 S6 W11 $ E11 N6 E7 S5 E10 R3 U3 N3 E6 S5 E12 S1 E7 N33 $.

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	0962	SKYLIGHT	0	100	0	0	1.00	UT	250.00	250.00	100	2000	2000	3	77	193	
2	0810	CONCRETE A	0	100	56	3	168.00	SF	6.50	6.50	100	2000	2000	3	77	841	
3	0810	CONCRETE A	0	100	0	0	1,900.00	SF	6.50	6.50	100	2000	2000	3	77	9,510	
4	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	77	132	
5	0810	CONCRETE A	0	100	10	10	100.00	SF	6.50	6.50	100	2000	2000	3	77	501	
6	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
7	0810	CONCRETE A	0	100	0	0	282.00	SF	6.50	6.50	100	2001	2001	3	79	1,448	
8	0866	POOL FIBER	0	100	0	0	360.00	SF	72.00	72.00	100	2025	2024		100	25,920	
9	0855	CONC PAVER	0	100	0	0	276.00	SF	10.00	10.00	100	2025	2024		100	2,760	

LAND DESCRIPTION

TOTAL OB/XF 41,323

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 02/20/2025 BY HSA Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/30/2025 BY SYS