LOT 3
IN OR 902/108
SEA GROVE PB 6/152-154

CASILLAS AMATLIN S & DINO A
2757 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0003-0000

BUILDING CHARACTERISTICS

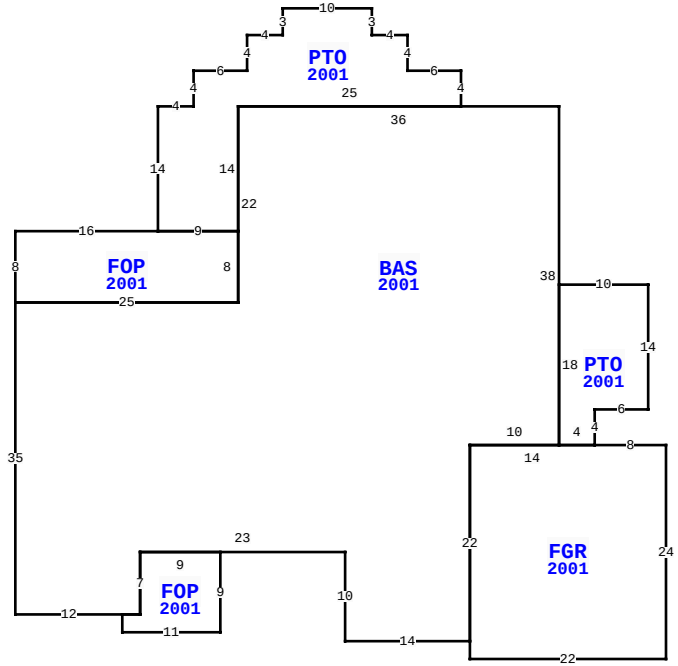
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
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	2,618	100	2001	2,618	465,215
FGR	528	55	2001	290	51,533
FOP	85	30	2001	26	4,620
FOP	200	30	2001	60	10,662
PTO	156	5	2001	8	1,421
PTO	348	5	2001	17	3,021
TOTALS	3,935			3,019	536,472

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	3,019	121.6424	201.93	609,627	2001	2001	0	0	0	12.00	88.00

1 SFR CUST 100% - 2007 Heated Area: 2618 HX Base Yr 2007



2757 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		536,472
TOTAL MARKET OB/XF VALUE		1,072
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		837,544
SOH/AGL Deduction		430,165
ASSESSED VALUE		407,379
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		355,968
TOTAL JUST VALUE		837,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		821,045

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090258	H/AC	4,500	02/26/2009
991834	NEW CONSTR	174,000	12/21/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0902/0108	10/05/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: CASILLAS AMATLIN &						
0902/0106	10/05/1999	WD	U	V	19	39,700
GRANTOR: RIVER OAKS JOINT VENT						
GRANTEE: BRYLEN HOMES LTD						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2001] W6 N4 W4 N3 W10 S3 W4 S4 W6 S4 W4 S14
FOP=[YR=2001] W16 S8 BAS=[YR=2001] S35 E12 FOP=[YR=2001]
S2 E11 N9 W9 S7 W2 $ E2 N7 E23 S10 E14 FGR=[YR=2001] S2 E22
N24 W8 PTO=[YR=2001] N4 E6 N14 W10 S18 E4 $ W14 S22 $ N22
E10 N38 W36 S22 W25 $ E25 N8 W9 $ E9 N14 E25 N4 $.

EXTRA FEATURES

L N	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	3	9	27.00	SF	9.50	9.50	100	2001	2001	3	77	198	
2	0819	CONC 12"	0	100	6	10	60.00	SF	9.50	9.50	100	2001	2001	3	77	439	
3	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	2001	2001	3	77	146	
4	0819	CONC 12"	0	100	4	4	16.00	SF	9.50	9.50	100	2001	2001	3	77	117	
8	1126	CB/STC 8"	0	100	14	2	28.00	SF	8.00	8.00	100	2001	2001	3	77	172	

LAND DESCRIPTION

TOTAL OB/XF 1,072

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0003	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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS