

LOT 4
SEA GROVE PB 6/152-154

LUCAS PAUL R JR & JULIE A
2755 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0004-0000



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 Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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
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NEIGHBORHOOD/LOC	1080.00
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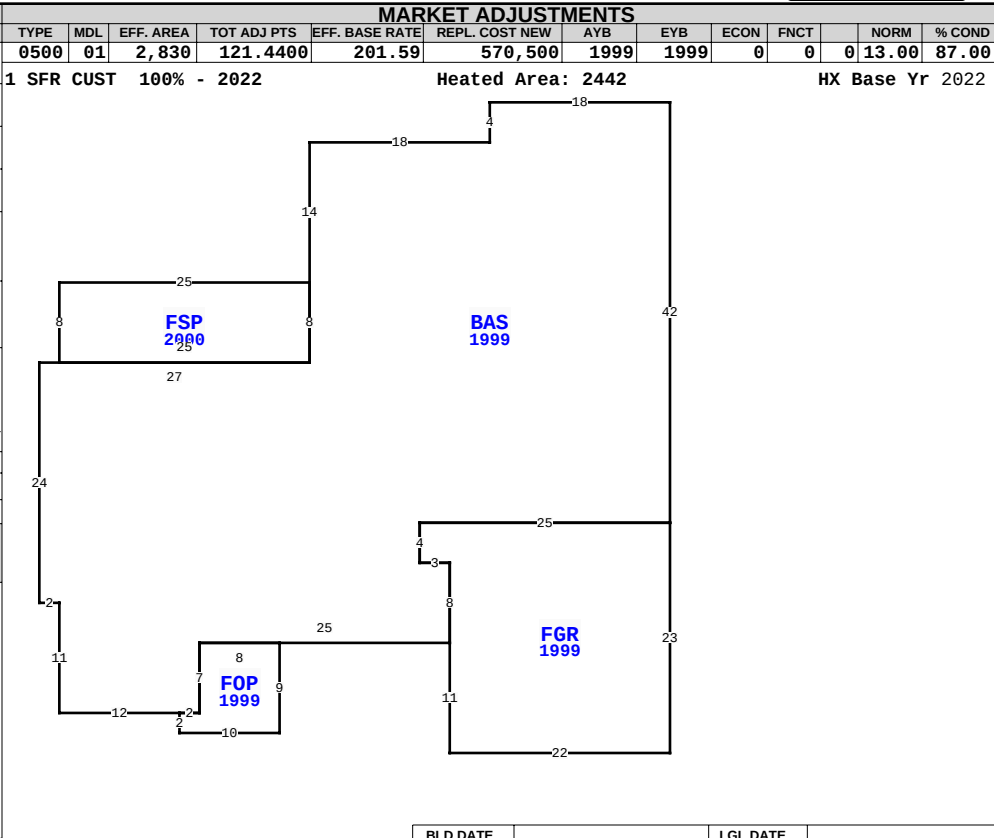
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,442	100	1999	2,442	428,286
FGR	518	55	1999	285	49,984
FOP	76	30	1999	23	4,034
FSP	200	40	2000	80	14,030
TOTALS	3,236			2,830	496,335

EXTRA FEATURES		
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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	2	10	20.00	SF	9.50	9.50	100	1999	1999	3	73	139	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	
6	1242	WD DECK A	0	100	9	4	36.00	SF	10.00	10.00	100	1999	1999	3	20	72	
7	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	1999	1999	3	20	18	

LAND DESCRIPTION		
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L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							



2755 SEA GROVE LN, FERNANDINA BEACH

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF 3,029

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	496,335		
TOTAL MARKET OB/XF VALUE	3,029		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	799,364		
SOH/AGL Deduction	183,043		
ASSESSED VALUE	616,321		
TOTAL EXEMPTION VALUE	HX HB 51,411		
BASE TAXABLE VALUE	564,910		
TOTAL JUST VALUE	799,364		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	784,576		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990707	NEW CONSTR	159,690	06/21/1999

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2460/0598	5/07/2021	WD	Q	I	01	625,000
GRANTOR: BIGGS EVA L						
GRANTEE: LUCAS PAUL R JR & J						
0882/1951	5/13/1999	WD	Q	V		50,000
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BIGGS JOHN W & EVA						

BUILDING NOTES		
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BUILDING DIMENSIONS		
BAS=[YR=1999] W18 S4 W18 S14 FSP=[YR=2000] W25 S8 E25 N8 \$ S8 W27 S24 E2 S11 E12 FOP=[YR=1999] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1999] S11 E22 N23 W25 S4 E3 S8 \$ N8 W3 N4 E25 N42 \$.		