



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 70
Interior Floo	15	HARDTILE 30
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

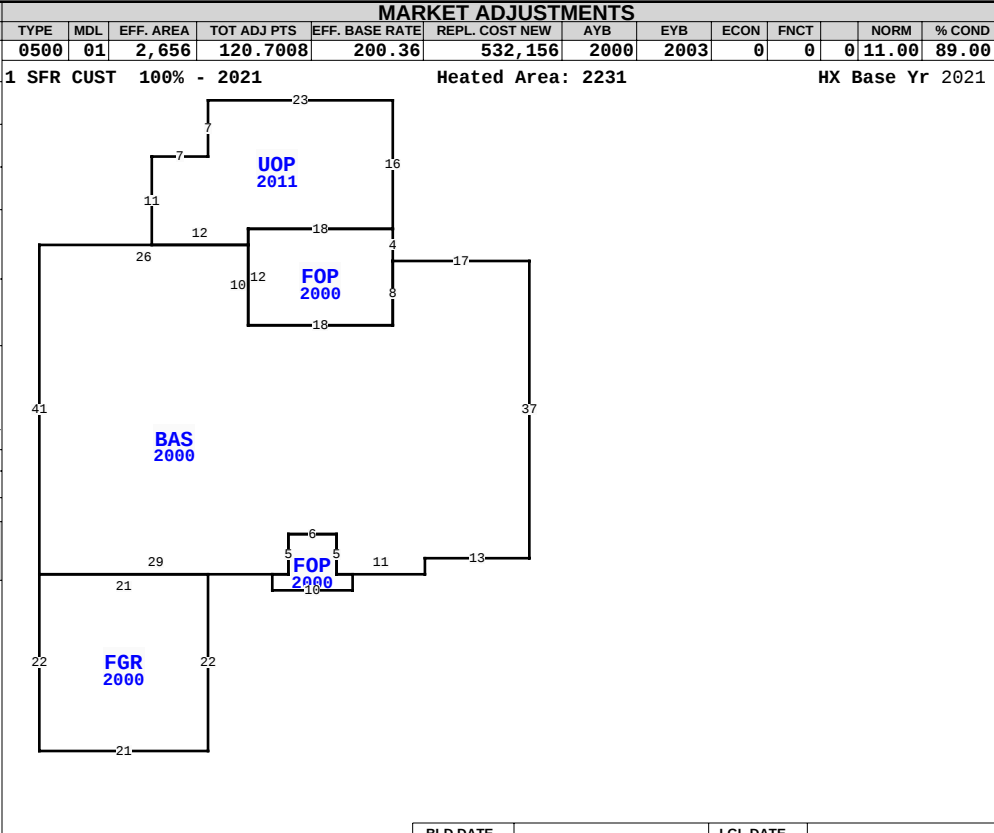
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,231	100	2000	2,231	397,833
FGR	462	55	2000	254	45,293
FOP	50	30	2000	15	2,674
FOP	216	30	2000	65	11,590
UOP	455	20	2011	91	16,227
TOTALS	3,414			2,656	473,619

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

3	0819	CONC 12"	0	100	10	1	10.00	SF	9.50	9.50	100	2000	2000	3	75	71
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19
5	0819	CONC 12"	0	100	4	6	24.00	SF	9.50	9.50	100	2000	2000	3	75	171
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2011	2011	04	90	45,000
9	0911	SCRN RM A	0	100	0	0	480.00	SF	18.00	18.00	100	2011	2011	3	40	3,456
10	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2011	2011	3	93	1,860
11	1242	WD DECK A	0	100	7	4	28.00	SF	10.00	10.00	100	2011	2011	3	40	112

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



2751 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
9.50	100	2000	2000	3	75	71	
10.50	100	2000	2000	3	20	19	
9.50	100	2000	2000	3	75	171	
50,000.00	100	2011	2011	04	90	45,000	
18.00	100	2011	2011	3	40	3,456	
2,000.00	100	2011	2011	3	93	1,860	
10.00	100	2011	2011	3	40	112	

TOTAL OB/XF		
50,689		
TOT LND UTS	UNIT TYPE	D T
1.00	LT	1.00

NASSAU COUNTY PROPERTY		
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VALUATION SUMMARY		
VALUATION BY	STANDARD	
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE	473,619	
TOTAL MARKET OB/XF VALUE	50,689	
TOTAL LAND VALUE - MARKET	300,000	
TOTAL MARKET VALUE	824,308	
SOH/AGL Deduction	321,278	
ASSESSED VALUE	503,030	
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE	451,619	
TOTAL JUST VALUE	824,308	
NCON VALUE	0	
INCOME VALUE		
PREVIOUS YEAR MKT VALUE	767,591	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20120211	XFOB	0	02/08/2012
20110728	XFOB	5,000	05/12/2011
20110630	GAS	745	04/26/2011
20110603	SWIM POOL	21,500	04/21/2011
20110604	ELEC OTHER	650	04/21/2011
20110605	OTHER	800	04/21/2011

SALES DATA		
OFF RECORD Number	DATE	TYPE INST Q U V I RSN CD SALE PRICE
2344/1998	3/06/2020	WD Q I 01 530,000
GRANTOR: WEST ARDATH L		
GRANTEE: PLUNKETT DAVID R &		
1725/1252	2/18/2011	WD Q I 02 330,000
GRANTOR: COOK GEORGE P & REBEC		
GRANTEE: WEST WALTER D & ARD		

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2000] W17 FOP=[YR=2000] N4 UOP=[YR=2011] N16 W23 S7 W7 S11 E12 N2 E18\$ W18 S12 E18 N8 \$ S8 W18 N10 W26 S41 FGR=[YR=2000] S22 E21 N22 W21 \$E29 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 \$ E2 N5 E6 S5 E11 N2 E13 N37 \$.		