

LOTS 8 & PT OF TRACT A
IN OR 2288/1693
SEA GROVE S/D PBK 6/152

IRMO STEPHEN G &/YACKEE SUSAN K
2747 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0008-0000



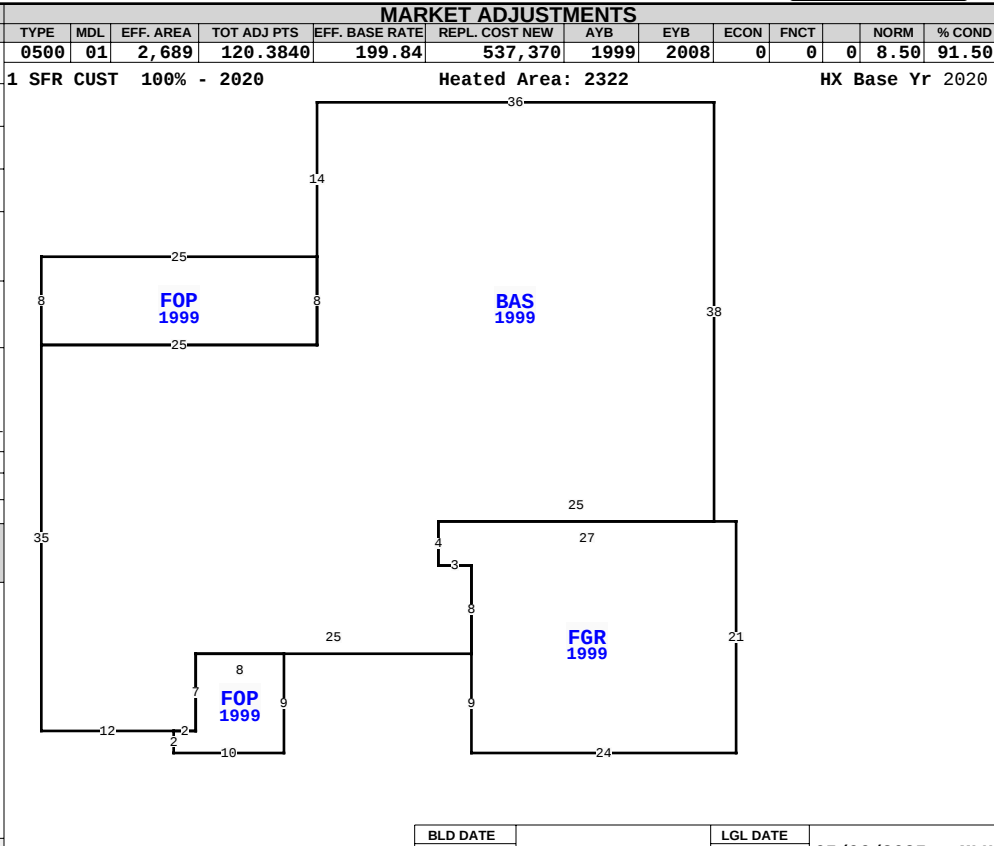
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	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	2,322	100	1999	2,322	424,586
FGR	516	55	1999	284	51,931
FOP	76	30	1999	23	4,205
FOP	200	30	1999	60	10,971
TOTALS	3,114			2,689	491,694

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
5	0910	SCRN RM L	0	100	34	25	850.00	SF	15.00
6	0819	CONC 12"	0	100	3	5	15.00	SF	9.50
8	1242	WD DECK A	0	100	4	4	16.00	SF	10.00
9	1242	WD DECK A	0	100	3	3	9.00	SF	10.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	100		R-1	0.00	0.00	1.00



TOTAL OB/XF 48,005														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1999	1999	04
5	0910	SCRN RM L	0	100	34	25	850.00	SF	15.00	15.00	100	1999	1999	3
6	0819	CONC 12"	0	100	3	5	15.00	SF	9.50	9.50	100	1999	1999	3
8	1242	WD DECK A	0	100	4	4	16.00	SF	10.00	10.00	100	1999	1999	3
9	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1999	1999	3

TOTAL OB/XF 48,005														
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
1	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	491,694		
TOTAL MARKET OB/XF VALUE	48,005		
TOTAL LAND VALUE - MARKET	330,000		
TOTAL MARKET VALUE	869,699		
SOH/AGL Deduction	276,871		
ASSESSED VALUE	592,828		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	541,417		
TOTAL JUST VALUE	869,699		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	828,185		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
990519	NEW CONSTR	163,000	05/25/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2288/1693	7/08/2019	WD Q	I	01	
GRANTOR: ARMENANTE DEBRA A & M					
GRANTEE: IRMO STEPHEN G & SU					
2165/0272	12/14/2017	WD Q	I	01	
GRANTOR: FASANO GARY & CANDACE					
GRANTEE: ARMENANTE DEBRA A &					

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1999] W36 S14 FOP=[YR=1999] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=1999] S2 E10 N9 W8 S7 W2 \$ E2 N7 E25 FGR=[YR=1999] S9 E24 N21 W27 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$.									