

LOT 12
IN OR 1610/1338
SEA GROVE PB 6/152-154

SISSON N MACK & JANET E/TRUSTEES OF SISSON LIVING
2739 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0012-0000



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	14	CARPET 50
Interior Floo	15	HARDTILE 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	5 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,539	100	2000	2,539	451,212
FGR	532	55	2000	293	52,070
FOP	121	30	2000	36	6,398
FOP	158	30	2000	47	8,353
FUS	360	100	2000	360	63,977

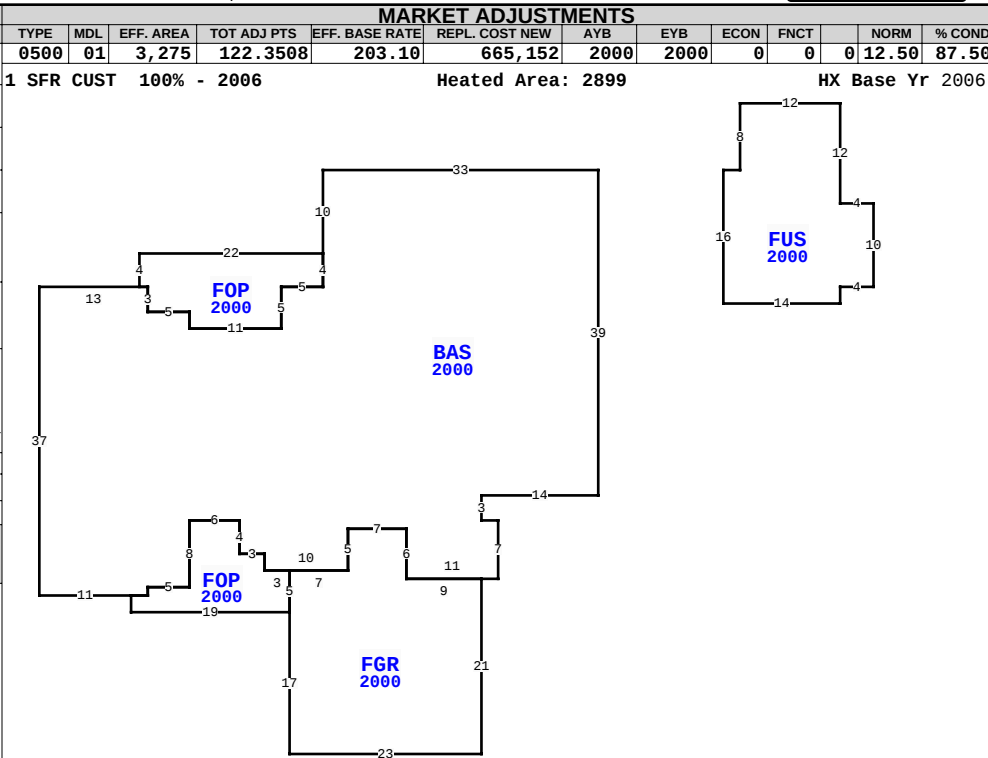
TOTALS	3,710			3,275	582,008
--------	-------	--	--	-------	---------

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
4	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	75	228	
6	1126	CB/STC 8"	0	100	13	7	91.00	SF	8.00	8.00	100	2000	2000	3	75	546	
8	0910	SCRN RM L	0	100	0	0	1,263.00	SF	15.00	15.00	100	2000	2000	3	20	3,789	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	

LAND DESCRIPTION

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	000134	C	RES POND	100		R-1	0.00	0.00	1.00	LT		1.00	1.00	1.10	300,000.00	330,000.00	330,000							



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

2739 SEA GROVE LN, FERNANDINA BEACH

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2000	2000	3	81	2,835	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	2000	2000	3	20	19	
4	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	75	228	
6	1126	CB/STC 8"	0	100	13	7	91.00	SF	8.00	8.00	100	2000	2000	3	75	546	
8	0910	SCRN RM L	0	100	0	0	1,263.00	SF	15.00	15.00	100	2000	2000	3	20	3,789	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	

TOTAL OB/XF

TOTAL OB/XF	58,417
-------------	--------

NASSAU COUNTY PROPERTY

VALUATION SUMMARY		PAGE 1 of 1	2
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE		582,008	
TOTAL MARKET OB/XF VALUE		58,417	
TOTAL LAND VALUE - MARKET		330,000	
TOTAL MARKET VALUE		970,425	
SOH/AGL Deduction		500,447	
ASSESSED VALUE		469,978	
TOTAL EXEMPTION VALUE	HX HB	51,411	
BASE TAXABLE VALUE		418,567	
TOTAL JUST VALUE		970,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		922,521	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121894	REPLACE 4 WINDOWS	3,089	09/12/2012
20091150	H/AC	9,000	08/28/2009
2003884	POOL SCREEN	7,000	09/06/2000
2002751	SWIM POOL	21,200	04/19/2000
991069	NEW CONSTR	187,228	08/17/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1610/1338	2/23/2009	WD	U	I	19	100

GRANTOR: SISSON NORMAN M & JAN
GRANTEE: SISSON N MACK & JAN
0889/1964 7/06/1999 WD Q V 69,000
GRANTOR: BRYLEN HOMES LTD
GRANTEE: SISSON NORMAN & JAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W33 S10 FOP=[YR=2000] W22 S4 E1 S3 E5 S2 E11
N5 E5 N4 \$ S4 W5 S5 W11 N2 W5 N3 W13 S37 E11 FOP=[YR=2000]
S2 E19 FGR=[YR=2000] S17 E23 N21 W9 N6 W7 S5 W7 S5 \$ N5 W3
S2 W3 N4 W6 S8 W5 S1 W2 \$ E2 N1 E5 N8 E6 S4 E3 S2 E10 N5 E7
S6 E11 N7 W2 N3 E14 N39 \$ PTR= E15 FUS=[YR=2000] E2 N8 E12
S12 E4 S10 W4 S2 W14 N16 \$ W15 \$.