

LOT 14
IN OR 2053/1640
SEA GROVE PB 6/152-154

WOODS MARK T
2735 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0014-0000



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	15	HARDTILE 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,278	100	2000	2,278	414,620
BAS	210	100	2005	210	38,222
DKC	480	10	2019	48	8,737
FGR	529	55	2000	291	52,965
FOP	50	30	2000	15	2,730
FSP	108	40	2005	43	7,827
USP	225	30	2019	68	12,376
TOTALS	3,880			2,953	537,477

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
7	0911	SCRN RM A	0	100	15	20	300.00	SF	18.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		R-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0500	01	2,953	124.5970	206.83	610,769	2000	2001	0	0
1 SFR CUST 100% - 2017 Heated Area: 2488 HX Base Yr 2017									
2735 SEA GROVE LN, FERNANDINA BEACH									
BLD DATE: 05/06/2025 MLU									

TOTAL OB/XF									
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
7	0911	SCRN RM A	0	100	15	20	300.00	SF	18.00

TOTAL OB/XF									
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
7	0911	SCRN RM A	0	100	15	20	300.00	SF	18.00

Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					537,477				
TOTAL MARKET OB/XF VALUE					7,047				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					844,524				
SOH/AGL Deduction					334,618				
ASSESSED VALUE					509,906				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					458,495				
TOTAL JUST VALUE					844,524				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					835,196				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190279	SCRNENCL	0	05/02/2019
20101054	XFOB	800	06/25/2010
20101038	H/AC	6,500	06/22/2010
20041134	ADDITION	30,000	06/18/2004
19991437	NEW CONSTR	145,500	10/22/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2053/1640	6/15/2016	WD	Q	I	02	499,000	
GRANTOR: LOCKARD ADAM J & DONN							
GRANTEE: WOODS MARK T							
1579/0027	7/30/2008	WD	Q	I	06	100	
GRANTOR: JACKSON JOSEPH A III							
GRANTEE: LOCKARD ADAM J & DO							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W14 BAS=[YR=2005] N10 W21 USP=[YR=2019] N5 W15 DCK=[YR=2019] N9 W20 S24 E20 N15\$ S15 FSP=[YR=2005] S8 E12 N4 E3 N4 W15\$ E15 N10\$ S10 E21\$ W21 S4 W3 S4 W12 N8W20 S26 E17 S6 FOP 2000= S5 E10 N5 W10 \$ E10 S8 E11 N3 E9 FGR=[YR=2000] S23 E23 N23 W23 \$ E23 N37 \$.									