

**SELL ROBERT D & DIANE M L/E/
2733 SEA GROVE LN
FERNANDINA BEACH, FL 32034**

00-00-31-1676-0015-0000

BUILDING CHARACTERISTICS

ELEMENTCD

Exterior Wall

16WD FR STUC 80

Exterior Wall

23REINF CONC 20

Roof Structur

08IRREGULAR 100

Roof Cover

03COMP SHNGL 100

Interior Wall

05DRYWALL 100

Interior Floo

14CARPET 70

Interior Floo

15HARDTILE 30

Air Condition

03CENTRAL 100

Heating Type

04AIR DUCTED 100

Bedrooms

4 100

Bathrooms

3 100

Frame Stories

02WOOD FRAME 100

Units

1. 100

Occupancy

00NONE 100

Quality

05Quality Level 05

DOR CODE

0100SINGLE FAMILY

MAP NUM

MKT AREA01

NEIGHBORHOOD/LOC

1080.00

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

YEAR

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

2,618

100

2000

2,618

447,544

FGR

684

55

2000

376

64,277

FOP

85

30

2000

26

4,445

FSP

250

40

2008

100

17,095

FST

72

55

2000

40

6,838

UOP

500

20

2008

100

17,095

TOTALS

4,209

3,260

557,293

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

4 1242

WD DECK A

0 100

3

3

9.00

SF

11.00

11.00

100

2000

2000

3

20

20

5 1241

WD DECK G

0 100

4

4

16.00

UT

11.50

11.50

100

2000

2000

3

26

48

8 1126

CB/STC 8"

0 100

0

0

47.00

SF

8.00

8.00

100

2001

2001

3

77

290

9 0910

SCRN RM L

0 100

25

20

500.00

SF

15.00

15.00

100

2008

2008

3

27

2,025

LAND DESCRIPTION

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT 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

REVIEW DATE

01/01/2023

BY

CD

Total Acres: 0.00

Total Land Value: 300,000

Market: 0

Agricultural: 0

Common: 300,000

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MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYECONFNCTNORM% COND

0500

01

3,260

117.6956

195.37

636,906

2000

2000

0

0

12.50

87.50

1 SFR CUST

100%

- 2021

Heated Area: 2618

HX Base Yr 2021

NASSAU COUNTY PROPERTY

PAGE 1 of 1

2

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE557,293

TOTAL MARKET OB/XF VALUE5,218

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE862,511

SOH/AGL Deduction302,369

ASSESSED VALUE560,142

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE508,731

TOTAL JUST VALUE862,511

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE849,632

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE

2380/0093

7/28/2020

LE

U

I

11

100

GRANTOR:SELL ROBERT D & DIANE

GRANTEE:COLLINS LAUNA

2329/0555

12/23/2019

WD

Q

I

01

620,000

GRANTOR:REMICK FRANCIS A & LI

GRANTEE:SELL ROBERT D & DIA

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S32 FST=[YR=2000] W12 S6 FGR=[YR=2000] S32 E21 N28 E3 N4 W24 \$ E12 N6\$ S6 E12 S4 W3 S18 E14 N10 E15FOP=[YR=2000] S9 E11 N2 W2 N7 W9 \$ E9 S7 E14 N35 FSP=[YR=2008] N10 UOP=[YR=2008] N20 W25 S20 E25\$ W25 S10 E25\$ W25 N22\$.