



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	12	HARDWOOD 80
Interior Floor	14	CARPET 20
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
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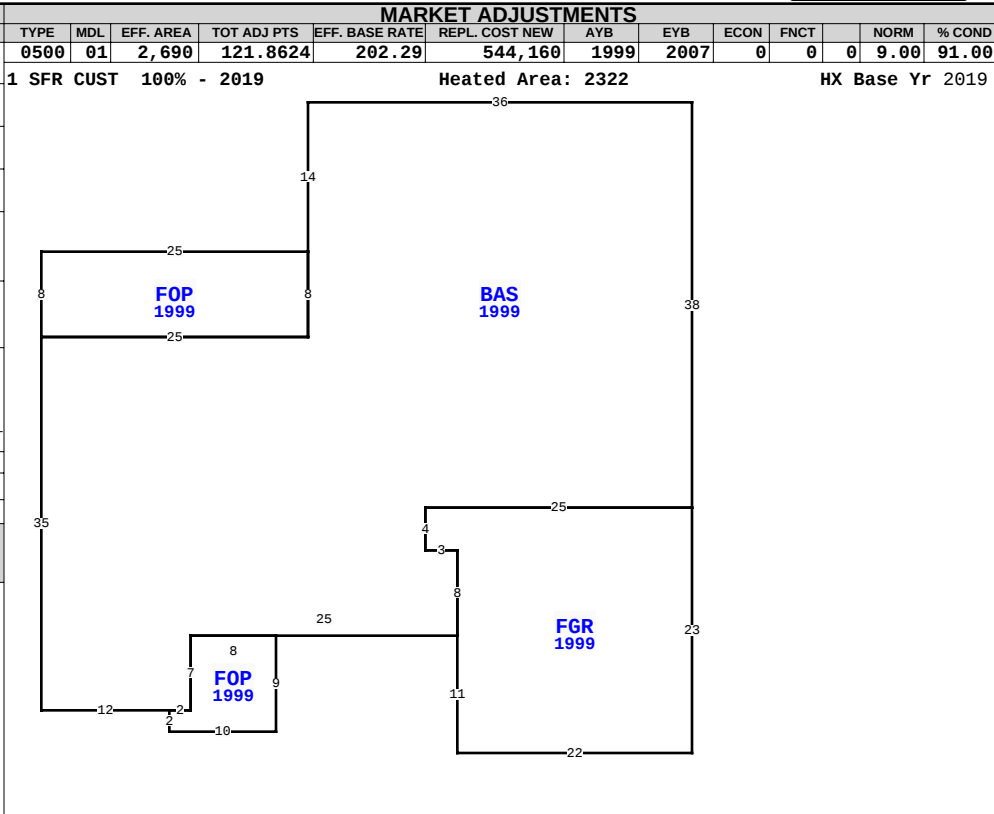
NEIGHBORHOOD/LOC	1080.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1999	2,322	427,442
FGR	518	55	1999	285	52,464
FOP	76	30	1999	23	4,234
FOP	200	30	1999	60	11,045

TOTALS	3,116			2,690	495,186
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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	1242	WD DECK A	0	100	3	3	9.00	SF	10.50
8	1242	WD DECK A	0	100	5	3	15.00	SF	10.00
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
10	0910	SCRN RM L	0	100	35	25	875.00	SF	15.00
12	1242	WD DECK A	0	100	0	0	73.00	SF	10.00
14	1242	WD DECK A	0	100	10	7	70.00	SF	10.00
15	1242	WD DECK A	0	100	0	0	41.00	SF	10.00

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



2731 SEA GROVE LN, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	1999	1999	3	80	2,800	
7	1242	WD DECK A	0	100	3	3	9.00	SF	10.50	10.50	100	1999	1999	3	20	19	
8	1242	WD DECK A	0	100	5	3	15.00	SF	10.00	10.00	100	2000	2000	3	20	30	
9	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
10	0910	SCRN RM L	0	100	35	25	875.00	SF	15.00	15.00	100	2000	2000	3	20	2,625	
12	1242	WD DECK A	0	100	0	0	73.00	SF	10.00	10.00	100	2000	2000	3	20	146	
14	1242	WD DECK A	0	100	10	7	70.00	SF	10.00	10.00	100	2001	2001	3	20	140	
15	1242	WD DECK A	0	100	0	0	41.00	SF	10.00	10.00	100	2001	2001	3	20	82	

TOTAL OB/XF													48,342	
R	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL		
	R-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	300,000.00	300,000.00	3		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		495,186	
TOTAL MARKET OB/XF VALUE		48,342	
TOTAL LAND VALUE - MARKET		300,000	
TOTAL MARKET VALUE		843,528	
SOH/AGL Deduction		338,628	
ASSESSED VALUE		504,900	
TOTAL EXEMPTION VALUE		HX HB	51,411
BASE TAXABLE VALUE		453,489	
TOTAL JUST VALUE		843,528	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		799,767	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20222073	SWIM POOL	0	03/02/2022
20111838	H/AC	7,650	10/12/2011
2002030	XFOB	936	01/24/2000
991476	SWIM POOL	13,700	10/27/1999
990569	NEW CONSTR	182,000	06/02/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2833/816	12/04/2025	LE	U	I	11	100			
GRANTOR:WARWICK ROBERT L JR &									
GRANTEE:GIBEL CHLOE WARWICK									
2078/0008	10/14/2016	WD	Q	I	01	552,000			
GRANTOR:DOBBINS DEAN & CHRIST									
GRANTEE:WARWICK ROBERT L JR									

BUILDING NOTES									
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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] S11 E22 N23 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$									