



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 60
Interior Floor	15	HARDTILE 40
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
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
---------	--	----------	----

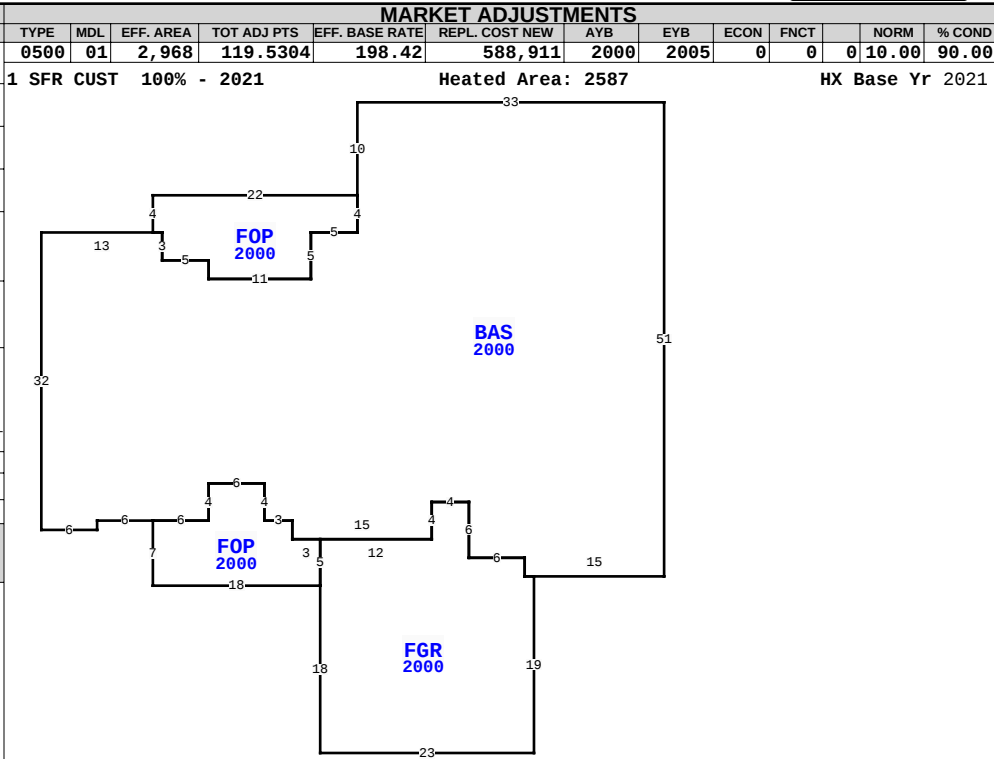
NEIGHBORHOOD/LOC	1080.00
------------------	---------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,587	100	2000	2,587	461,982
FGR	529	55	2000	291	51,966
FOP	144	30	2000	43	7,679
FOP	158	30	2000	47	8,393

TOTALS	3,418			2,968	530,020
--------	-------	--	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0819	CONC 12"	0	100	3	6	18.00	SF	9.50
2	1242	WD DECK A	0	100	3	3	9.00	SF	15.00
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.50
4	0910	SCRN RM L	0	100	30	35	1,050.00	SF	15.00
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
11	1242	WD DECK A	0	100	0	0	75.00	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



2727 JEAN LAFITTE DR, 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	0819	CONC 12"	0	100	3	6	18.00	SF	9.50	9.50	100	2000	2000	3	75	128	
2	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
3	1242	WD DECK A	0	100	4	8	32.00	SF	10.50	10.50	100	2000	2000	3	20	67	
4	0910	SCRN RM L	0	100	30	35	1,050.00	SF	15.00	15.00	100	2000	2000	3	20	3,150	
5	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
11	1242	WD DECK A	0	100	0	0	75.00	SF	10.00	10.00	100	2000	2000	3	20	150	

TOTAL OB/XF													46,022		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
	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										STANDARD	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										530,020	
TOTAL MARKET OB/XF VALUE										46,022	
TOTAL LAND VALUE - MARKET										300,000	
TOTAL MARKET VALUE										876,042	
SOH/AGL Deduction										380,027	
ASSESSED VALUE										496,015	
TOTAL EXEMPTION VALUE										51,411	
BASE TAXABLE VALUE										444,604	
TOTAL JUST VALUE										876,042	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										836,775	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2026-0218	REMODEL EXISTING	0	04/08/2026
20200317	REMODEL	35,000	06/01/2020
20101973	H/AC	3,500	11/15/2010
20081168	OTHER	4,545	07/16/2008
2002630	XFOB	5,995	04/04/2000
991068	NEW CONSTR	168,609	08/17/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2351/1733	3/27/2020	WD	Q	I	01	607,000	
GRANTOR: CONDIT CAROL H & PAUL							
GRANTEE: MUELLER MATTHEW & R							
1531/1758	10/23/2007	WD	Q	I	01	100	
GRANTOR: CONDIT CAROL H							
GRANTEE: CONDIT CAROL H & PA							

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 S32 E6 N1 E6 FOP=[YR=2000] S7 E18 FGR=[YR=2000] S18 E23 N19 W1 N2 W6 N6 W4 S4 W12 S5 \$ N5 W3 N2 W3 N4 W6 S4 W6 \$ E6 N4 E6 S4 E3 S2 E15 N4 E4 S6 E6 S2 E15 N51 \$.									