

LOT 19
IN OR 2207/26
SEA GROVE PB 6/152-154

BRANOFF RICHARD T & ELLEN A
2725 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0019-0000



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 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	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	2,592	100	2000	2,592	457,978
FGR	630	55	2000	346	61,135
FOP	76	30	2000	23	4,064
FOP	200	30	2000	60	10,602

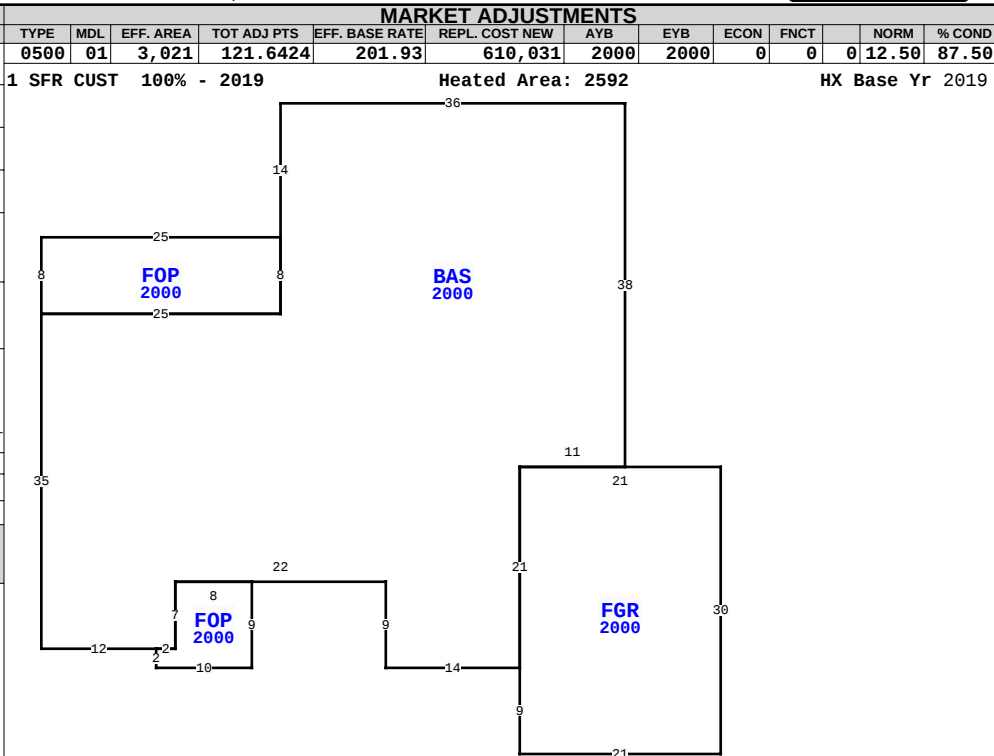
TOTALS	3,498			3,021	533,777
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EXTRA FEATURES

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	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	75	228	
6	0860	POOL/SPA	0	100	0	0	1.00	UT	60,000.00	60,000.00	100	2000	2000	05	85	51,000	
8	0910	SCRN RM L	0	100	38	25	950.00	SF	15.00	15.00	100	2000	2000	3	20	2,850	
9	1242	WD DECK A	0	100	3	6	18.00	SF	10.50	10.50	100	2000	2000	3	20	38	
10	1242	WD DECK A	0	100	8	4	32.00	SF	10.00	10.00	100	2000	2000	3	20	64	
11	1242	WD DECK A	0	100	6	3	18.00	SF	10.50	10.50	100	2000	2000	3	20	38	
12	1076	TRELLIS A	0	100	15	15	225.00	SF	7.50	7.50	100	2001	2001	3	85	1,434	

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	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							



2725 JEAN LAFITTE DR, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/06/2025 MLU

NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		533,777
TOTAL MARKET OB/XF VALUE		58,487
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		892,264
SOH/AGL Deduction		546,296
ASSESSED VALUE		345,968
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		294,557
TOTAL JUST VALUE		892,264
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		841,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002003	XFOB	6,084	01/20/2000
991527	SWIM POOL	15,900	11/08/1999
990566	NEW CONSTR	193,000	06/02/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0026	6/27/2018	WD	Q	I	01	535,000

GRANTOR: DAVIS HALL REVOCABLE
GRANTEE: BRANOFF RICHARD T &
1013/0061 10/12/2001 QC Q I 06 100
GRANTOR: DAVIS HAL
GRANTEE: DAVIS HAL TRUSTEE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W36 S14 FOP=[YR=2000] W25 S8 E25 N8 \$ S8 W25
S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E22 S9 E14
FGR=[YR=2000] S9 E21 N30 W21 S21 \$ N21 E11 N38 \$.