

LOT 21
L/E OR 1521/1072
SEA GROVE PB 6/152-154

GOSNELL VALERIE A L/E/
2726 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0021-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	15	HARDTILE 30
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	2,278	100	2000	2,278	401,321
FCP	308	25	2000	77	13,565
FGR	504	55	2000	277	48,800
FOP	250	30	2000	75	13,213
FOP	392	30	2000	118	20,788
SFB	121	80	2000	97	17,089

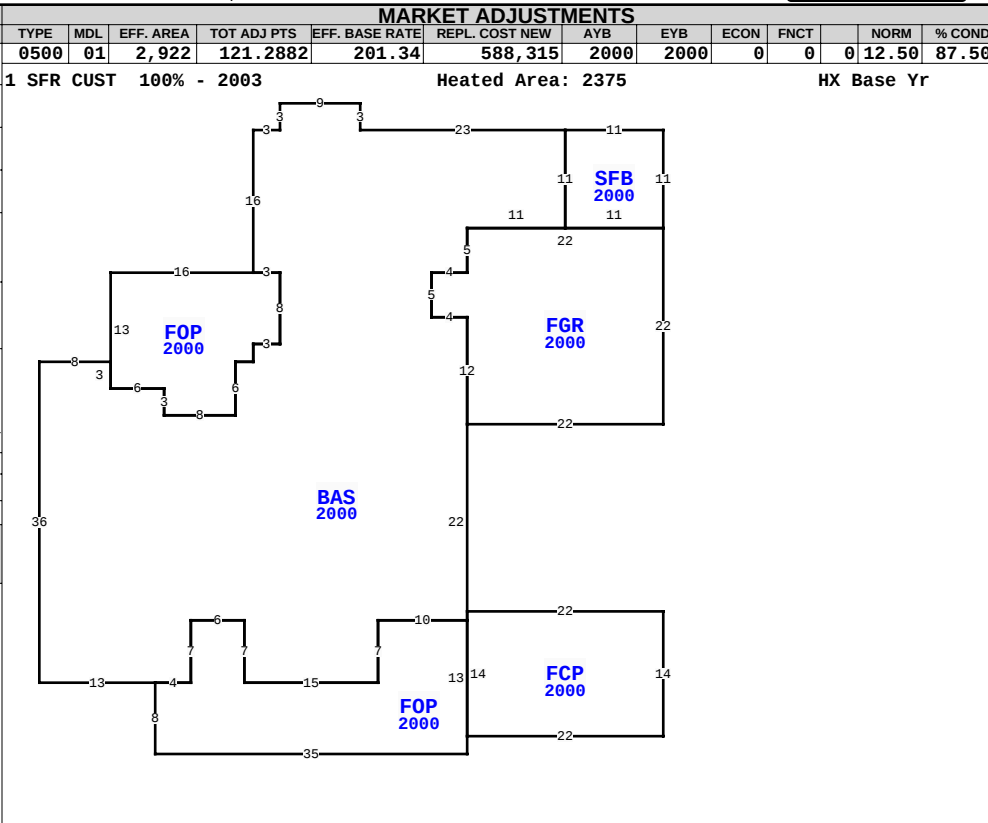
TOTALS	3,853			2,922	514,776
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EXTRA FEATURES

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	
4	0819	CONC 12"	0	100	4	8	32.00	SF	9.50	9.50	100	2000	2000	3	75	228	
5	1241	WD DECK G	0	100	17	7	119.00	UT	11.50	11.50	100	2000	2000	3	26	356	
6	1242	WD DECK A	0	100	3	3	9.00	SF	15.00	15.00	100	2000	2000	3	20	27	
7	1242	WD DECK A	0	100	0	0	40.00	SF	12.00	12.00	100	2000	2000	3	20	96	
8	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
12	0910	SCRN RM L	0	100	0	0	936.00	SF	15.00	15.00	100	2000	2000	3	20	2,808	
13	1242	WD DECK A	0	100	16	4	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
14	1243	WD DECK F	0	100	0	0	40.00	SF	8.00	8.00	100	2001	2001	3	20	64	

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							



2726 JEAN LAFITTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		514,776		
TOTAL MARKET OB/XF VALUE		49,042		
TOTAL LAND VALUE - MARKET		300,000		
TOTAL MARKET VALUE		863,818		
SOH/AGL Deduction		162,674		
ASSESSED VALUE		701,144		
TOTAL EXEMPTION VALUE		13	701,144	
BASE TAXABLE VALUE		0		
TOTAL JUST VALUE		863,818		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		821,430		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2003001	XFOB	5,947	05/18/2000
2002383	SWIM POOL	19,200	03/08/2000
991433	NEW CONSTR	153,000	10/22/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1521/1072	8/24/2007	WD	U	I	18	100	
GRANTOR: GOSNELL PAUL A & VALE							
GRANTEE: GOSNELL PAUL A & VA							
0894/1240	8/09/1999	WD	Q	V		69,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: GOSNELL PAUL & VALE							

BUILDING NOTES

BUILDING DIMENSIONS									
SFB=[YR=2000] W11 BAS=[YR=2000] W23 N3 W9 S3 W3 S16 FOP=[YR=2000] W16 S13 E6 S3 E8 N6 E2 N2 E3 N8 W3 S E3 S8 W3 S2 W2 S6 W8 N3 W6 N3 W8 S36 E13 FOP=[YR=2000] S8 E35 N2 FCP=[YR=2000] E22 N14 W22 S14 S N13 W10 S7 W15 N7 W6 S7 W4 S E4 N7 E6 S7 E15 N7 E10 N22 FGR=[YR=2000] E22 N22 W22 S5 W4 S5 E4 S12 S N12 W4 N5 E4 N5 E11 N11 S S11 E11 N11 S .									