

LOT 26  
IN OR 2159/56  
SEA GROVE PB 6/152-154

BRANOFF ADAM S & MORGAN L/JOINT REVOCABLE TRUST  
2756 JEAN LAFITTE DRIVE  
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0026-0000



| 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            | 12 | HARDWOOD 50    |
| Interior Floo            | 15 | HARDTILE 50    |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 | 4  | 100            |
| Bathrooms                | 4  | 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 |
|------------------|---------|

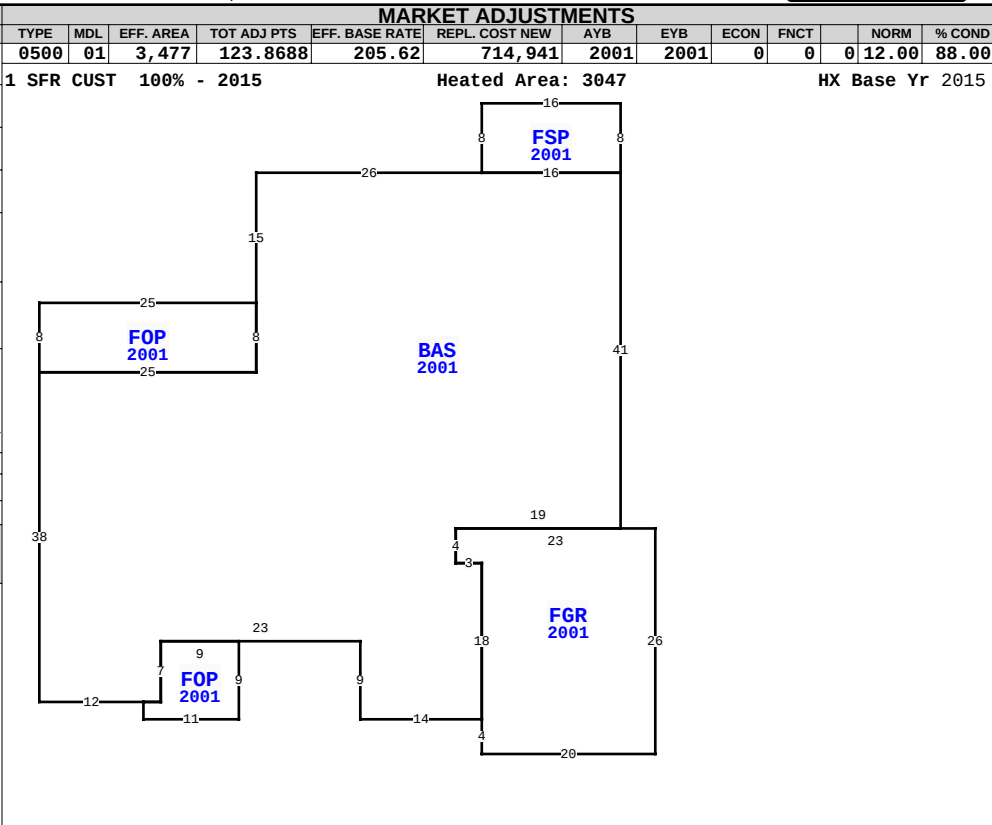
| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 3,047            | 100         | 2001 | 3,047        | 551,341              |
| FGR       | 532              | 55          | 2001 | 293          | 53,017               |
| FOP       | 85               | 30          | 2001 | 26           | 4,704                |
| FOP       | 200              | 30          | 2001 | 60           | 10,857               |
| FSP       | 128              | 40          | 2001 | 51           | 9,229                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,992 |  |  | 3,477 | 629,148 |
|--------|-------|--|--|-------|---------|

| 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  | 2.00   | UT | 3,500.00  |
| 2              | 0860       | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00   | UT | 60,000.00 |
| 6              | 0910       | SCRN RM L   | 0   | 100 | 27 | 30 | 810.00 | SF | 15.00     |
| 7              | 1242       | WD DECK A   | 0   | 100 | 8  | 5  | 40.00  | SF | 15.00     |
| 8              | 1242       | WD DECK A   | 0   | 100 | 7  | 4  | 28.00  | SF | 15.00     |
| 9              | 0819       | CONC 12"    | 0   | 100 | 6  | 3  | 18.00  | SF | 9.50      |
| 15             | 1126       | CB/STC 8"   | 0   | 100 | 16 | 2  | 32.00  | SF | 8.00      |
| 16             | 0600       | SUMMER KIT  | 0   | 100 | 0  | 0  | 1.00   | UT | 5,000.00  |

| 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 | 0003 | R-1      | 0.00  | 0.00  | 1.00        |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|



2756 JEAN LAFITTE DR, FERNANDINA BEACH

| TOTAL OB/XF |            |             |     |     |    |    |        |    |           |
|-------------|------------|-------------|-----|-----|----|----|--------|----|-----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R     |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 2.00   | UT | 3,500.00  |
| 2           | 0860       | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00   | UT | 60,000.00 |
| 6           | 0910       | SCRN RM L   | 0   | 100 | 27 | 30 | 810.00 | SF | 15.00     |
| 7           | 1242       | WD DECK A   | 0   | 100 | 8  | 5  | 40.00  | SF | 15.00     |
| 8           | 1242       | WD DECK A   | 0   | 100 | 7  | 4  | 28.00  | SF | 15.00     |
| 9           | 0819       | CONC 12"    | 0   | 100 | 6  | 3  | 18.00  | SF | 9.50      |
| 15          | 1126       | CB/STC 8"   | 0   | 100 | 16 | 2  | 32.00  | SF | 8.00      |
| 16          | 0600       | SUMMER KIT  | 0   | 100 | 0  | 0  | 1.00   | UT | 5,000.00  |

| TOTAL OB/XF |            |             |     |     |    |    |        |    |           |
|-------------|------------|-------------|-----|-----|----|----|--------|----|-----------|
| L N         | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R     |
| 1           | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 2.00   | UT | 3,500.00  |
| 2           | 0860       | POOL/SPA    | 0   | 100 | 0  | 0  | 1.00   | UT | 60,000.00 |
| 6           | 0910       | SCRN RM L   | 0   | 100 | 27 | 30 | 810.00 | SF | 15.00     |
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|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|

|              |      |                   |         |         |   |               |   |         |         |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|
| Total Acres: | 0.00 | Total Land Value: | 300,000 | Market: | 0 | Agricultural: | 0 | Common: | 300,000 |
|--------------|------|-------------------|---------|---------|---|---------------|---|---------|---------|

| NASSAU COUNTY PROPERTY    |           |  |  |  |  |  |  |  |  |
|---------------------------|-----------|--|--|--|--|--|--|--|--|
| VALUATION SUMMARY         |           |  |  |  |  |  |  |  |  |
| VALUATION BY              | STANDARD  |  |  |  |  |  |  |  |  |
| Tax Group: 2              | Tax Dist: |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     | 629,148   |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  | 67,334    |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET | 300,000   |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        | 996,482   |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         | 473,626   |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            | 522,856   |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     | 51,411    |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        | 471,445   |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          | 996,482   |  |  |  |  |  |  |  |  |
| NCON VALUE                | 0         |  |  |  |  |  |  |  |  |
| INCOME VALUE              | 0         |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   | 943,192   |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION       | AMT   | ISSUED     |
|------------|-------------------|-------|------------|
| 20240271   |                   |       | 06/04/2024 |
| 20180796   | SCRNENCL          | 9,000 | 03/05/2018 |
| 20121345   | REPLACE SCREEN EN | 7,585 | 07/03/2012 |
| 20111442   | POD IN DRIVE      | 0     | 08/19/2011 |
| 20101124   | H/AC              | 3,900 | 07/12/2010 |
| 20100806   | BLACK ALULM.FENCE | 2,406 | 05/11/2010 |

| SALES DATA                    |            |              |        |        |           |               |  |  |  |
|-------------------------------|------------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number          | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 2159/0056                     | 11/17/2017 | QC           | U      | I      | 11        | 0             |  |  |  |
| GRANTOR:BRANOFF ADAM S & MORG |            |              |        |        |           |               |  |  |  |
| GRANTEE:BRANOFF ADAM S & MO   |            |              |        |        |           |               |  |  |  |
| 1954/0799                     | 12/22/2014 | WD           | Q      | I      | 02        | 565,000       |  |  |  |
| GRANTOR:HENDERSON DEBORAH S   |            |              |        |        |           |               |  |  |  |
| GRANTEE:BRANOFF ADAM SAMUEL   |            |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FSP=[YR=2001] W16 S8 BAS=[YR=2001] W26 S15 FOP=[YR=2001] W25 S8 E25 N8 \$ S8 W25 S38 E12 FOP=[YR=2001] S2 E11 N9 W9 S7 W2 \$ E2 N7 E23 S9 E14 FGR=[YR=2001] S4 E20 N26 W23S4E3S18 \$ N18W3N4E19 N41 W16 \$ E16 N8 \$ . |  |  |  |  |  |  |  |  |  |