

LOT 27
IN OR 2031/411
SEA GROVE PB 6/152-154

FORRESTER STEVEN R
2762 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0027-0000



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	14	CARPET 70
Interior Floor	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100

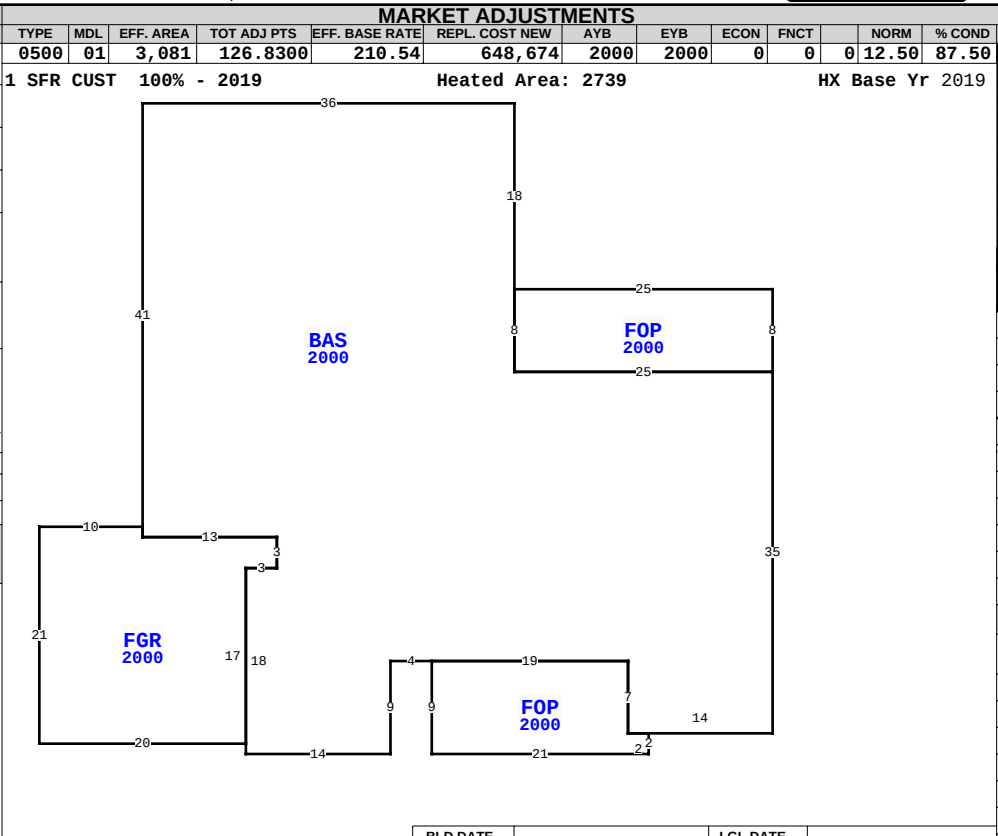
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		01
NEIGHBORHOOD/LOC	1080.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,739	100	2000	2,739	504,585
FGR	419	55	2000	230	42,371
FOP	175	30	2000	52	9,580
FOP	200	30	2000	60	11,053

TOTALS	3,533			3,081	567,590
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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
4	1242	WD DECK A	0	100	3	3	9.00	SF	10.00
5	1242	WD DECK A	0	100	4	4	16.00	SF	10.00
6	0910	SCRN RM L	0	100	34	25	850.00	SF	15.00
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
9	0819	CONC 12"	0	100	3	8	24.00	SF	9.50

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



TOTAL OB/XF									
48,106									

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48,106									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					567,590				
TOTAL MARKET OB/XF VALUE					48,106				
TOTAL LAND VALUE - MARKET					300,000				
TOTAL MARKET VALUE					915,696				
SOH/AGL Deduction					274,383				
ASSESSED VALUE					641,313				
TOTAL EXEMPTION VALUE					56,411				
BASE TAXABLE VALUE					584,902				
TOTAL JUST VALUE					915,696				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					878,107				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010997	XFOB	1,000	05/09/2001
2002422	XFOB	5,239	03/14/2000
991526	SWIM POOL	15,300	11/08/1999
990766	NEW CONSTR	192,000	06/30/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2031/0411	3/01/2016	WD	Q	I	01	657,500			
GRANTOR: ROGERS THERON L & TAR									
GRANTEE: FORRESTOR STEVEN R									
1516/1038	8/02/2007	WD	Q	I		625,000			
GRANTOR: CHRISTENSEN KENNETH J									
GRANTEE: ROGERS THERON L & T									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2000] W25 BAS=[YR=2000] N18 W36 S41 FGR=[YR=2000] W10 S21 E20 N17 E3 N3 W13 N1 \$ S1 E13 S3 W3 S18 E14 N9 E4 FOP=[YR=2000] S9 E21 N2 W2 N7 W19 \$ E19 S7 E14 N35 W25 N8 \$ S8 E25 N8 \$.									