

LOT 28
IN OR 1908/17
SEA GROVE PB 6/152-154

BROWN ROBERT A & EILEEN F
2768 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0028-0000



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	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
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,460	100	2000	2,460	420,534
FGR	762	55	2000	419	71,628
FOP	208	30	2000	62	10,599
FOP	314	30	2000	94	16,069
PTO	80	5	2000	4	683
TOTALS	3,824			3,039	519,513

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
2	0819	CONC 12"	0	100	2	9		18.00	SF 9.50
6	1242	WD DECK A	0	100	3	3		9.00	SF 10.00
7	1242	WD DECK A	0	100	5	8		40.00	SF 10.00
8	1242	WD DECK A	0	100	5	12		60.00	SF 10.00
9	0910	SCRN RM L	0	100	0	0		813.00	SF 15.00
10	0860	POOL/SPA	0	100	0	0		1.00	UT 50,000.00

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		R-1	0.00	0.00	1.00

REVIEW DATE 01/01/2023 BY CD

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0500	01	3,039	117.6956	195.37	593,729	2000	2000	0	0	0 12.50	87.56
1 SFR CUST		100% - 2001		Heated Area: 2460				HX Base Yr 2001			
BLD DATE				LGL DATE				05/06/2025			
XF DATE				LAND DATE				MLU			

TOTAL OB/XF									
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TOTAL OB/XF									
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1	000100	C	RES	100		R-1	0.00	0.00	1.00

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									519,513
TOTAL MARKET OB/XF VALUE									45,285
TOTAL LAND VALUE - MARKET									300,000
TOTAL MARKET VALUE									864,798
SOH/AGL Deduction									454,047
ASSESSED VALUE									410,751
TOTAL EXEMPTION VALUE									51,411
BASE TAXABLE VALUE									359,340
TOTAL JUST VALUE									864,798
NCON VALUE									0
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									820,025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100406	H/AC	3,000	03/08/2010
2003134	SWIM POOL	21,900	06/02/2000
991605	NEW CONSTR	155,000	11/12/1999

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1908/0017	3/18/2014	WD	U	I	30	100			
GRANTOR: BROWN ROBERT A TRUSTE									
GRANTEE: BROWN ROBERT A & EI									
0899/0621	9/10/1999	WD	U	V	07	100			
GRANTOR: BRYLEN HOMES LTD									
GRANTEE: BROWN ROBERT A TRUS									

BUILDING NOTES									
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BUILDING DIMENSIONS									
FGR=[YR=2000] W9 BAS=[YR=2000] W27 N3 W4 S3 W6 S17 FOP=[YR=2000] W16 PTO=[YR=2000] W8 S10 E8 N10 \$ S10 E6 S6 E8 N6 E2 N10 \$ S10 W2 S6 W8 N6 W14 S36 E14 FOP=[YR=2000] S8 E34 N8 W25 N7 W6 S7 W3 \$ E3 N7 E6 S7 E25 N42 W4 N5 E4 N2 E13 N14 \$ S14 W13 S2 W4 S5 E4 S21 E22 N42 \$.									