LOT 29
SEA GROVE PB 6/152-154

PAYNE TRUST/PAYNE DAVID A TRUSTEE
2774 JEAN LAFITTE DRIVE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0029-0000

BUILDING CHARACTERISTICS

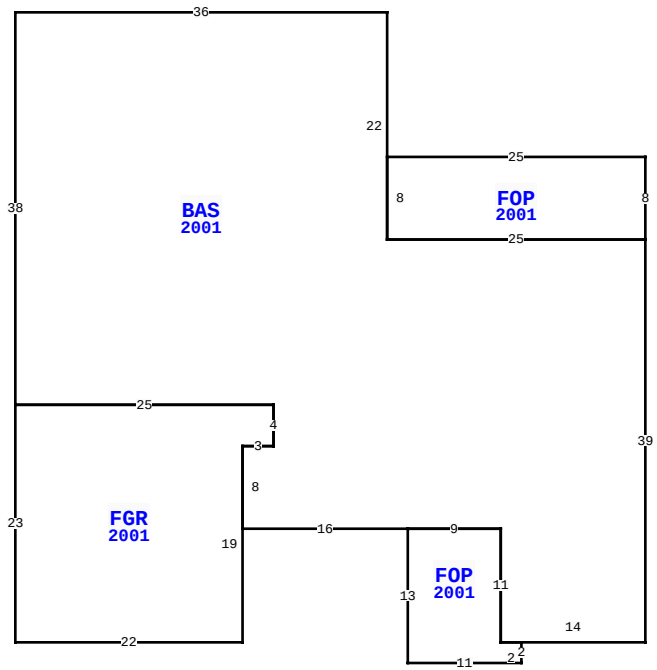
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,378	100	2001	2,378	437,257
FGR	518	55	2001	285	52,405
FOP	121	30	2001	36	6,619
FOP	200	30	2001	60	11,033
TOTALS	3,217			2,759	507,314

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,759	125.8752	208.95	576,493	2001	2001	0	0	0	12.00	88.00

1 SFR CUST 100% - 2003 Heated Area: 2378 HX Base Yr 2003



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/06/2025 MLU
INC DATE		AG DATE	

2774 JEAN LAFITTE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		507,314
TOTAL MARKET OB/XF VALUE		1,791
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		809,105
SOH/AGL Deduction		420,402
ASSESSED VALUE		388,703
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		337,292
TOTAL JUST VALUE		809,105
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		796,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20100546	H/AC	6,500	04/01/2010
20012375	XFOB	3,000	10/29/2001
20010456	NEW CONSTR	201,314	03/14/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2661/1862	7/26/2023	SW	U	I	11	100
GRANTOR: PAYNE DAVID A & BEVER						
GRANTEE: PAYNE TRUST						
0928/1864	4/18/2000	WD	Q	V		74,000
GRANTOR: BRYLEN HOMES						
GRANTEE: PAYNE DAVID A & BEV						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W36 S38 FGR=[YR=2001] S23 E22 N19 E3 N4 W25 $ E25 S4 W3 S8 E16 FOP=[YR=2001] S13 E11 N2 W2 N11 W9 $ E9 S11 E14 N39 FOP=[YR=2001] N8 W25 S8 E25 $ W25 N22 $.

EXTRA FEATURES

LN	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
4	0819	CONC 12"	0	100	4	5	20.00	SF	9.50	9.50	100	2001	2001	3	77	146	
5	0819	CONC 12"	0	100	5	5	25.00	SF	9.50	9.50	100	2001	2001	3	77	183	
7	0910	SCRN RM L	0	100	0	0	476.00	SF	15.00	15.00	100	2001	2001	3	20	1,428	
8	1242	WD DECK A	0	100	4	4	16.00	SF	10.50	10.50	100	2001	2001	3	20	34	

LAND DESCRIPTION

TOTAL OB/XF 1,791

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS