

LOT 32
IN OR 978/1576
SEA GROVE PB 6/152-154

NELSON CRAIG H & JUDITH J
2786 JEAN LAFITTE DR
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0032-0000



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	15	HARDTILE 60
Interior Floor	14	CARPET 40
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
------------------	---------

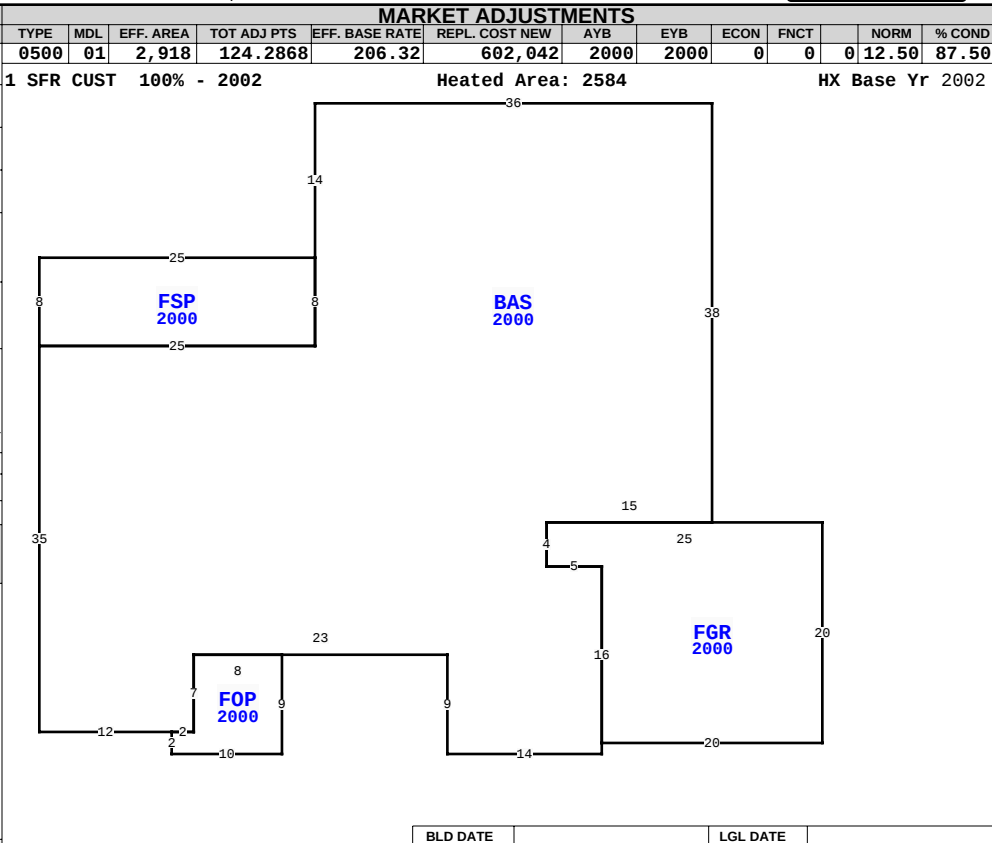
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,584	100	2000	2,584	466,490
FGR	420	55	2000	231	41,703
FOP	76	30	2000	23	4,152
FSP	200	40	2000	80	14,443

TOTALS	3,280			2,918	526,787
--------	-------	--	--	-------	---------

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	0819	CONC 12"	0	100	4	6	24.00	SF	9.50
6	0819	CONC 12"	0	100	3	3	9.00	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

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



2786 JEAN LAFITTE DR, FERNANDINA BEACH

TOTAL OB/XF									
3,090									

TOTAL OB/XF									
3,090									

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

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	526,787		
TOTAL MARKET OB/XF VALUE	3,090		
TOTAL LAND VALUE - MARKET	300,000		
TOTAL MARKET VALUE	829,877		
SOH/AGL Deduction	429,517		
ASSESSED VALUE	400,360		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	348,949		
TOTAL JUST VALUE	829,877		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	812,810		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002220	XFOB	2,371	02/17/2000
990900	NEW CONSTR	170,236	07/22/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0978/1576	4/02/2001	WD	Q	I		340,000	
GRANTOR: CAVAN BRYAN M JR & ME							
GRANTEE: NELSON CRAIG H & JU							
0890/1361	7/12/1999	WD	Q	V		60,000	
GRANTOR: BRYLEN HOMES LTD							
GRANTEE: CAVAN BRYAN JR & ME							

BUILDING NOTES							
----------------	--	--	--	--	--	--	--

BUILDING DIMENSIONS							
BAS=[YR=2000] W36 S14 FSP=[YR=2000] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2000] S2 E10 N9 W8 S7 W2 \$ E2 N7 E23 S9 E14 N1 FGR=[YR=2000] E20 N20 W25 S4 E5 S16 \$ N16 W5 N4 E15 N38 \$							