LOT 35
SEA GROVE PB 6/152-154

BRADLEY JOHN ROBERT & SHARON DIANE
2765 JEAN LAFITTE BLVD
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0035-0000

BUILDING CHARACTERISTICS

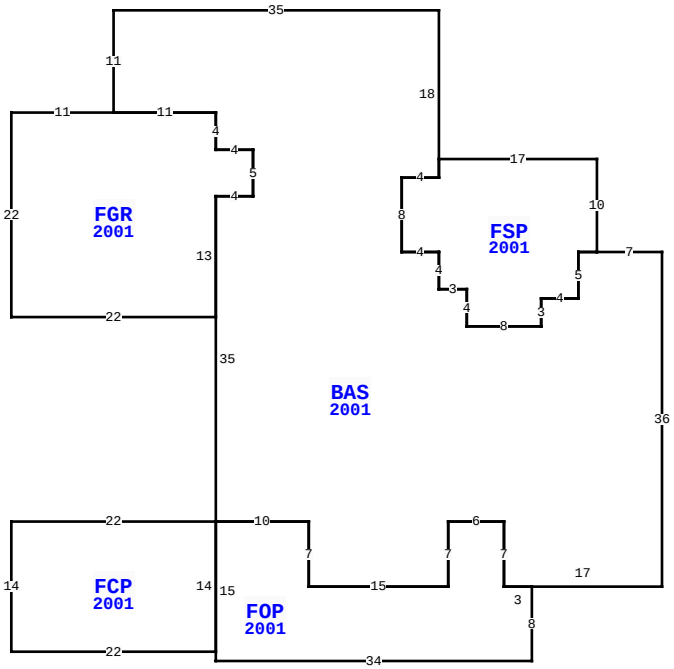
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	15	HARDTILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,213	100	2001	2,213	429,567
FCP	308	25	2001	77	14,947
FGR	504	55	2001	277	53,769
FOP	384	30	2001	115	22,323
FSP	298	40	2001	119	23,099
TOTALS	3,707			2,801	543,704

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,801	132.8800	220.58	617,845	2001	2001	0	0	0	12.00	88.00

1 SFR CUST 100% - 2024 Heated Area: 2213 HX Base Yr 2024



2765 JEAN LAFITTE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		543,704
TOTAL MARKET OB/XF VALUE		3,811
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		847,515
SOH/AGL Deduction		73,173
ASSESSED VALUE		774,342
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		722,931
TOTAL JUST VALUE		847,515
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		831,160

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20053154	DEMOLITION	0	12/12/2005
20052186	H/AC	10,000	05/01/2005
2003644	NEW CONSTR	146,000	08/07/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2662/1301	8/08/2023	WD	Q	I	02	775,000
GRANTOR: SMITH JOHN						
GRANTEE: BRADLEY JOHN ROBERT						
2656/239	7/24/2023	FJ	U	I	11	0
GRANTOR: SMITH BRUNO W EST						
GRANTEE: SMITH JOHN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W35 S11 FGR=[YR=2001] W11 S22 E22 N13 E4 N5 W4 N4 W11 $ E11 S4 E4 S5 W4 S35 FCP=[YR=2001] W22 S14 E22 N14 $ FOP=[YR=2001] S15 E34 N8 W3 N7 W6 S7 W15 N7 W10 $ E10 S7 E15 N7 E6 S7 E17 N36 W7 FSP=[YR=2001] N10 W17 S2 W4 S8 E4 S4 E3 S4 E8 N3 E4 N5 E2 $ W2 S5 W4 S3 W8 N4 W3 N4 W4 N8 E4 N18 $.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
2	0819	CONC 12"	0	100	0	0	72.00	SF	9.50	9.50	100	2001	2001	3	77	527	
3	0819	CONC 12"	0	100	7	3	21.00	SF	9.50	9.50	100	2001	2001	3	77	154	
4	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20	
5	0819	CONC 12"	0	100	7	4	28.00	SF	9.50	9.50	100	2001	2001	3	77	205	

LAND DESCRIPTION

TOTAL OB/XF 3,811

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