



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	12	HARDWOOD 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	7	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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		

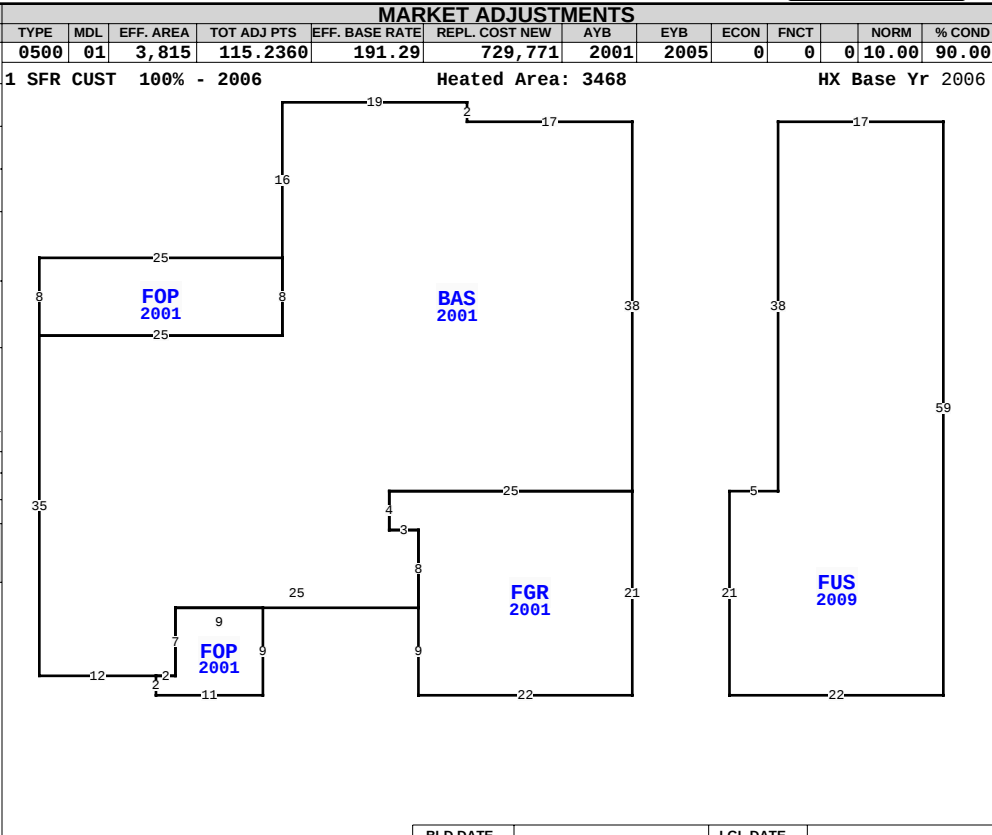
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,360	100	2001	2,360	406,300
FGR	474	55	2001	261	44,934
FOP	85	30	2001	26	4,477
FOP	200	30	2001	60	10,329
FUS	1,108	100	2009	1,108	190,754

TOTALS	4,227			3,815	656,794
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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
7	0819	CONC 12"	0	100	8	6	48.00	SF	9.50
8	1242	WD DECK A	0	100	3	3	9.00	SF	11.00
9	1241	WD DECK G	0	100	4	4	16.00	UT	11.50
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00
12	1242	WD DECK A	0	100	8	5	40.00	SF	11.00
14	0911	SCRN RM A	0	100	0	0	493.00	SF	18.00
17	1242	WD DECK A	0	100	3	3	9.00	SF	11.00
18	0911	SCRN RM A	0	100	0	0	1,156.00	SF	18.00

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
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2751 JEAN LAFITTE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	05/06/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

L N	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	
7	0819	CONC 12"	0	100	8	6	48.00	SF	9.50	9.50	100	2001	2001	3	77	351	
8	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20	
9	1241	WD DECK G	0	100	4	4	16.00	UT	11.50	11.50	100	2001	2001	3	27	50	
10	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2001	2001	04	85	42,500	
12	1242	WD DECK A	0	100	8	5	40.00	SF	11.00	11.00	100	2001	2001	3	20	88	
14	0911	SCRN RM A	0	100	0	0	493.00	SF	18.00	18.00	100	2017	2017	3	70	6,212	
17	1242	WD DECK A	0	100	3	3	9.00	SF	11.00	11.00	100	2010	2010	3	35	35	
18	0911	SCRN RM A	0	100	0	0	1,156.00	SF	18.00	18.00	100	2013	2013	3	50	10,404	

TOTAL OB/XF										62,565									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
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		

Total Acres: 0.00	Total Land Value: 300,000	Market: 0	Agricultural: 0	Common: 300,000
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NASSAU COUNTY PROPERTY										PAGE 1 of 1									
VALUATION SUMMARY										2									
VALUATION BY										STANDARD									
Tax Group: 2										Tax Dist:									
BUILDING MARKET VALUE										656,794									
TOTAL MARKET OB/XF VALUE										62,565									
TOTAL LAND VALUE - MARKET										300,000									
TOTAL MARKET VALUE										1,019,359									
SOH/AGL Deduction										500,946									
ASSESSED VALUE										518,413									
TOTAL EXEMPTION VALUE										51,411									
BASE TAXABLE VALUE										467,002									
TOTAL JUST VALUE										1,019,359									
NCON VALUE										0									
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE										980,253									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171332	SCRNENC	12,220	05/03/2017
20131003	SCRNENC	9,850	05/07/2013
20091610	NEW CONSTR	1,500	11/24/2009
20091472	REMODEL	4,620	10/28/2009
20091335	ADDITION	100,000	10/02/2009
20091253	DEMOLITION	3,000	09/17/2009

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0936/0693	6/13/2000	WD	Q	V		67,500	
GRANTOR: BRYLEN HOMES							
GRANTEE: REISNER ROBERT F							
0936/0691	6/13/2000	WD	U	V	19	39,700	
GRANTOR: RIVER OAKS JOINT VENT							
GRANTEE: BRYLEN HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2001] W17 N2 W19 S16 FOP=[YR=2001] W25 S8 E25 N8 \$ S8 W25 S35 E12 FOP=[YR=2001] S2 E11 N9 W9 S7 W2 \$ E2 N7 E25 FGR=[YR=2001] S9 E22 N21 W25 S4 E3 S8 \$ N8 W3 N4 E25 N38 \$ PTR=E15 FUS=[YR=2009] S38W5S21 E22 N59 W17\$ W15\$.									