



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	11	CLAY TILE 90
Interior Floor	12	HARDWOOD 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	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

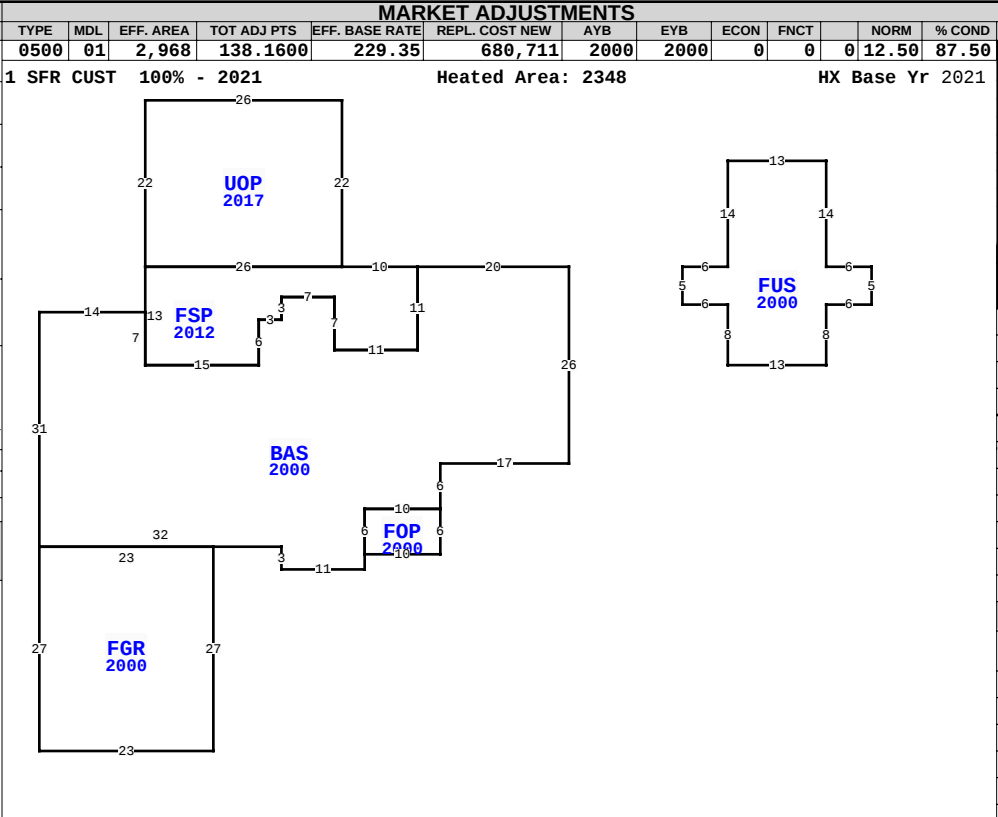
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1080.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,937	100	2000	1,937	388,720
FGR	621	55	2000	342	68,633
FOP	60	30	2000	18	3,612
FSP	365	40	2012	146	29,299
FUS	411	100	2000	411	82,480
UOP	572	20	2017	114	22,878

TOTALS	3,966			2,968	595,622
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00
5	0911	SCRN RM A	0	100	0	0	572.00	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



2732 SEA GROVE LN, FERNANDINA BEACH	BLD DATE		LGL DATE	
	XF DATE		LAND DATE	05/06/2025
	INC DATE		AG DATE	MLU

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
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	2000	2000	3	75	143	
3	1242	WD DECK A	0	100	3	3	9.00	SF	10.00	10.00	100	2000	2000	3	20	18	
4	1242	WD DECK A	0	100	6	4	24.00	SF	10.00	10.00	100	2000	2000	3	20	48	
5	0911	SCRN RM A	0	100	0	0	572.00	SF	18.00	18.00	100	2017	2017	3	70	7,207	

TOTAL OB/XF										7,416							
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
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

NASSAU COUNTY PROPERTY			PAGE 1 of 1	2
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 2		Tax Dist:		
BUILDING MARKET VALUE		595,622		
TOTAL MARKET OB/XF VALUE		7,416		
TOTAL LAND VALUE - MARKET		300,000		
TOTAL MARKET VALUE		903,038		
SOH/AGL Deduction		375,592		
ASSESSED VALUE		527,446		
TOTAL EXEMPTION VALUE		HX HB	51,411	
BASE TAXABLE VALUE		476,035		
TOTAL JUST VALUE		903,038		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		884,405		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171634	SCRNENCL	13,394	05/26/2017
20100440	H/AC	12,400	03/15/2010
991070	NEW CONSTR	147,582	08/17/1999

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2296/1200	8/07/2019	WD	Q	I	01	559,900	
GRANTOR: GEISELMAN SANDRA L &							
GRANTEE: PECK JESSE A & CHRI							
2044/0643	5/03/2016	WD	Q	I	01	495,000	
GRANTOR: KEEFER DENNIS & JEANE							
GRANTEE: GEISELMAN SANDRA L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2000] W20 FSP=[YR=2012] W10 UOP=[YR=2017] N22 W26 S22 E26\$ W26 S13 E15 N6 E3 N3 E7 S7 E11 N11 \$ S11 W11 N7 W7 S3 W3 S6 W15 N7 W14 S31 FGR=[YR=2000] S27 E23 N27 W23 \$ E32 S3 E11 N2 FOP=[YR=2000] E10 N6 W10 S6 \$ N6 E10 N6 E17 N26 \$ PTR= E15 FUS=[YR=2000] E6 N14E13 S14 E6 S5 W6 S8 W13 N8 W6 N5 \$ W15 \$.									