

MCCLESKY SANDRA
2736 SEA GROVE LANE
FERNANDINA BEACH, FL 32034

00-00-31-1676-0043-0000

BUILDING CHARACTERISTICS CONSTRUCTION

ELEMENTCD

Exterior Wall16WD FR STUC 80

Exterior Wall23REINF CONC 20

Roof Structur08IRREGULAR 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 70

Interior Floo15HARDTILE 30

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms3100

Bathrooms2100

Frame02WOOD FRAME 100

Stories1.1.100

Units0100

Occupancy00NONE 100

Quality05Quality Level 05

DOR CODE0100SINGLE FAMILY

MAP NUMMKT AREA01

NEIGHBORHOOD/LOC1080.00

AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUE

BAS2,02010020002,020368,895

FGR53755200029553,873

FOP161302000488,766

FSP48840200019535,611

TOTALS3,2062,558467,145

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0500012,558125.7300208.71533,8802000200000012.5087.50

1 SFR CUST 100% - 2001Heated Area: 2020HX Base Yr 2001

FSP
2000

BAS
2000

FGR
2000

FOP
2000

NASSAU COUNTY PROPERTY VALUATION SUMMARY

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VALUATION BYSTANDARD

Tax Group: 2Tax Dist:

BUILDING MARKET VALUE467,145

TOTAL MARKET OB/XF VALUE438

TOTAL LAND VALUE - MARKET300,000

TOTAL MARKET VALUE767,583

SOH/AGL Deduction442,224

ASSESSED VALUE325,359

TOTAL EXEMPTION VALUEHX HB51,411

BASE TAXABLE VALUE273,948

TOTAL JUST VALUE767,583

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE753,778

PERMIT NUMDESCRIPTIONAMTISSUED

021268XF0B2,00007/23/2002

991543NEW CONSTR128,00011/09/1999

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

0898/17209/08/1999WDQV1950,000

GRANTOR:BRYLEN HOMES LTD

GRANTEE:MCCLESKY SANDRA

0898/17189/08/1999WDUV1939,700

GRANTOR:RIVER OAKS JOINT VENT

GRANTEE:BRYLEN HOMES LTD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W10 FSP=[YR=2000] N11 W47 S13 E16 N6 E3 N3 E7 S7 E21 \$ W21 N7 W7 S3 W3 S6 W16 N7 W14 S31 FGR=[YR=2000] S23 E23 N24 W8 S1 W15 \$ E15 N1 E8 S4 E16 FOP=[YR=2000] S4 E18 N2 W1 N9 W13 S7 W4 \$ E4 N7 E13 S9 E15 N31 \$.

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

30819CONC 12"01004624.00SF9.509.5010020002000375171

41242WD DECK A0100339.00SF11.5011.501002000200032021

51242WD DECK A010000123.00SF10.0010.0010020002000320246

TOTAL OB/XF438

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSMUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000100CRESC100R-10.000.001.00LT1.001.001.00300,000.00300,000.00300,000

REVIEW DATE01/01/2023BYCDTotal Acres: 0.00Total Land Value: 300,000Market: 0Agricultural: 0Common: 300,000PRINTED 07/09/2026 BY SYS