LOT 44
SEA GROVE PB 6/152-154

HEISE ERIN ANN & ROBERT JAMES
2738 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

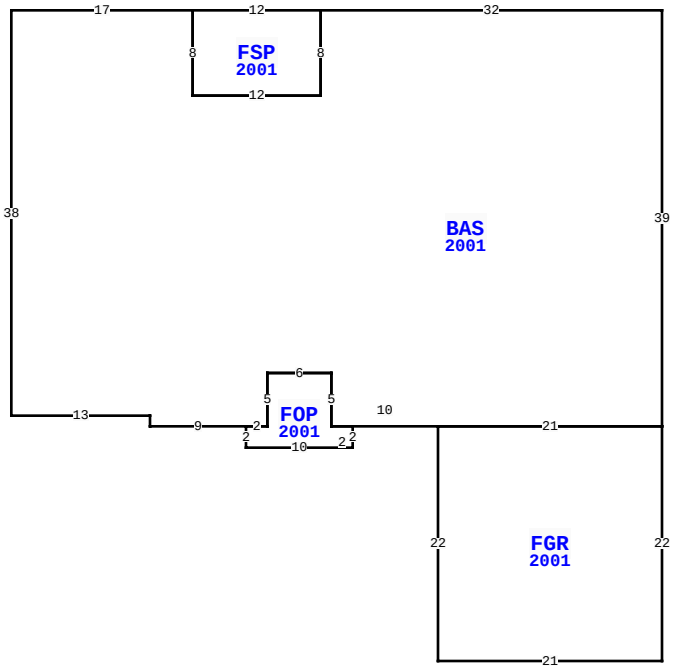
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	2,240	100	2001	2,240	404,293
FGR	462	55	2001	254	45,844
FOP	50	30	2001	15	2,708
FSP	96	40	2001	38	6,859
TOTALS	2,848			2,547	459,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,547	123.5520	205.10	522,390	2001	2001	0	0	0	12.00	88.00

1 SFR CUST 0% - 2026 Heated Area: 2240 HX Base Yr



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

2738 SEA GROVE LN, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	459,703
TOTAL MARKET OB/XF VALUE	45,726
TOTAL LAND VALUE - MARKET	300,000
TOTAL MARKET VALUE	805,429
SOH/AGL Deduction	0
ASSESSED VALUE	805,429
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	805,429
TOTAL JUST VALUE	805,429
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	944,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20101075	H/AC	5,500	06/30/2010
20062113	XFOB	5,676	09/15/2006
20061773	XFOB	1,500	07/25/2006
20061780	REMODEL	650	07/25/2006
20061278	SWIM POOL	30,000	06/06/2006
2003229	NEW CONSTR	143,000	06/13/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2857/0656	3/31/2026	WD	Q	I	01	925,000
GRANTOR: RAUSCHENBERGER JAMES						
GRANTEE: HEISE ERIN ANN & R						
2128/0867	6/20/2017	WD	Q	I	01	502,400
GRANTOR: STRAIN BRAD & ASHLEY						
GRANTEE: RAUSCHENBERGER JAME						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W32 FSP=[YR=2001] W12 S8 E12 N8 $ S8 W12 N8 W17 S38 E13 S1 E9 FOP=[YR=2001] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 FGR=[YR=2001] S22 E21 N22 W21 $ E21 N39 $.

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	0819	CONC 12"	0	0	2	10	20.00	SF	9.50	9.50	100	2001	2001	3	77	146	
3	1242	WD DECK A	0	0	3	3	9.00	SF	11.00	11.00	100	2001	2001	3	20	20	
4	1242	WD DECK A	0	0	10	4	40.00	SF	10.00	10.00	100	2001	2001	3	20	80	
5	0910	SCRN RM L	0	0	21	43	903.00	SF	15.00	15.00	100	2006	2006	3	22	2,980	
6	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00	50,000.00	100	2006	2006	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 45,726

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	0		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