LOT 45
IN OR 2093/400
SEA GROVE PB 6/152-154

MCCLANE MICHAEL R & LINDA R
2740 SEA GROVE LN
FERNANDINA BEACH, FL 32034

2026

00-00-31-1676-0045-0000

BUILDING CHARACTERISTICS

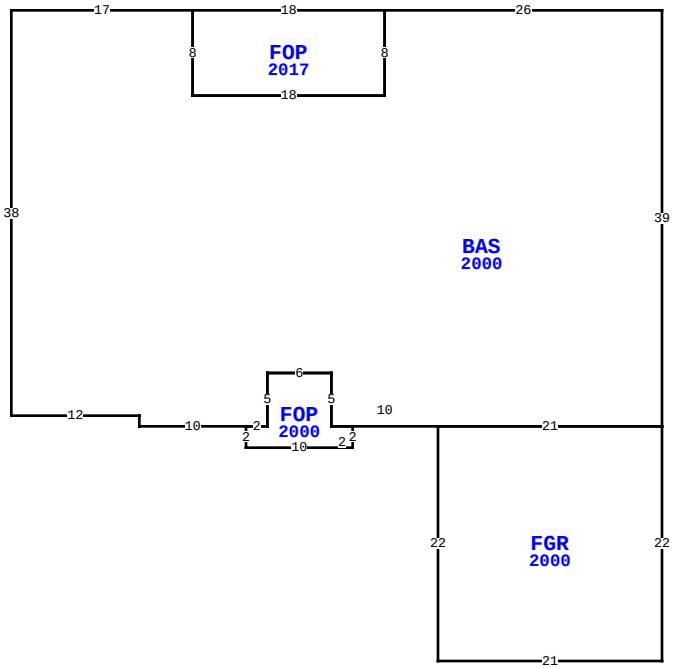
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 80
Exterior Wall	23	REINF CONC 20
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	15	HARDTILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	2,193	100	2000	2,193	405,055
FGR	462	55	2000	254	46,915
FOP	50	30	2000	15	2,770
FOP	144	30	2017	43	7,942
TOTALS	2,849			2,505	462,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0500	01	2,505	127.1600	211.09	528,780	2000	2000	0	0	0	12.50	87.50

1 SFR CUST 100% - 2018 Heated Area: 2193 HX Base Yr 2018



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

2740 SEA GROVE LN, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		462,682
TOTAL MARKET OB/XF VALUE		61,801
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		824,483
SOH/AGL Deduction		303,818
ASSESSED VALUE		520,665
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		469,254
TOTAL JUST VALUE		824,483
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		801,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171468	SCRNENCL	12,408	05/15/2017
20171445	SWIM POOL	73,000	05/12/2017
2001899	NEW CONSTR	141,000	01/06/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0400	1/06/2017	WD	Q	I	01	495,000
GRANTOR: BLOZIS STEPHEN R & CA						
GRANTEE: MCCLANE MICHAEL R &						
0907/0694	11/09/1999	WD	Q	V		57,500
GRANTOR: BRYLEN HOMES LTD						
GRANTEE: BLOZIS STEPHEN & CA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W26 FOP=[YR=2017] W18 S8 E18 N8 $ S8 W18 N8 W17 S38 E12 S1 E10 FOP=[YR=2000] S2 E10 N2 W2 N5 W6 S5 W2 $ E2 N5 E6 S5 E10 FGR=[YR=2000] 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
2	0819	CONC 12"	0	100	2	10	20.00	SF	9.50	9.50	100	2000	2000	3	75	143	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2017	2017	04	95	47,500	
5	0911	SCRN RM A	0	100	0	0	1,122.00	SF	18.00	18.00	100	2017	2017	3	70	14,137	
9	1242	WD DECK A	0	100	3	3	9.00	SF	11.50	11.50	100	2000	2000	3	20	21	

LAND DESCRIPTION

TOTAL OB/XF 61,801

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