

LOT 20
DUNES OF AMELIA PHASE 1
PBK 8/88

STENSON DAVID A & PAMELA J REVOC LVT TRUST/STENSON
2969 S SEA GRAPE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0020-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2													
Exterior Wall	10	ABOVE AVG 100	0900	01	2,259	131.2955	155.91	352,201	2017	2017	0	0	2.00	98.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 1854												
Roof Cover	03	COMP SHNGL 100														HX Base Yr												
Interior Wall	05	DRYWALL 100																										
Interior Floo	11	CLAY TILE 50																										
Interior Floo	14	CARPET 50																										
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			06	Quality Level 06																								
DOR CODE			0100	SINGLE FAMILY																								
MAP NUM				MKT AREA			01																					
NEIGHBORHOOD/LOC			2121.00																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	1,854	100	1,854	283,276																								
FGR	605	55	333	50,880																								
FOP	120	30	36	5,501																								
FOP	121	30	36	5,501																								
TOTALS			2,700	2,259	345,157																							
EXTRA FEATURES			2969 S SEA GRAPE DR, FERNANDINA BEACH																									
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	0855	CONC PAVER	0 100	0	0	592.00	SF	7.00	7.00	100	2017	2017	3	97	4,020													
2	0855	CONC PAVER	0 100	0	0	27.00	SF	7.00	7.00	100	2017	2017	3	97	183													
3	0861	POOL GUNIT	0 100	0	0	363.00	SF	85.00	85.00	100	2022	2022	3	100	30,855													
4	0912	SCRN RM G	0 100	0	0	1,160.00	SF	20.00	20.00	100	2022	2022	3	100	23,200													
5	0855	CONC PAVER	0 100	0	0	797.00	SF	10.00	10.00	100	2022	2022	3	100	7,970													
6	0855	CONC PAVER	0 100	0	0	64.00	SF	10.00	10.00	100	2022	2022	3	100	640													
7	0476	VF 6 SBPL	0 100	0	0	110.00	LF	32.00	32.00	100	2017	2017	3	94	3,309													
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	94	564													
TOTAL OB/XF 70,741																												
LAND DESCRIPTION																												
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	DENSITY	DECL	FRZ	YR	CONSRV				
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000											
REVIEW DATE 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																												