

LOT 21
IN OR 1991/870
DUNES OF AMELIA PHASE 1

KAYWORK EDWARD L & MARY J
2957 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0021-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	16	WD FR STUC 100	0900	01	2,574	128.9472	153.12	394,131	2015	2015	0	0	3.50	96.50															
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2191													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
Interior Wall	05	DRYWALL 100																											
Interior Floo	11	CLAY TILE 60																											
Interior Floo	14	CARPET 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			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	2,191	100	2,191	323,744																									
FGR	490	55	270	39,895																									
FOP	161	30	48	7,093																									
FOP	170	30	51	7,536																									
PTO	289	5	14	2,069																									
TOTALS			3,301	2,574	380,336																								
EXTRA FEATURES			2957 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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940													
2	0855	CONC PAVER	0	100	0	0	448.00	SF	7.00	7.00	100	2015	2015	3	96	3,011													
3	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2015	2015	3	96	403													
4	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2015	2015	3	90	7,603													
5	0911	SCRN RM A	0	100	17	17	289.00	SF	17.50	17.50	100	2016	2016	3	78	3,945													
TOTAL OB/XF 16,902																													
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												
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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0870	7/07/2015	WD	Q	I	01	373,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KAYWORK EDWARD L &						
1951/0014	12/05/2014	SW	Q	V	05	344,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W17 S17 BAS=[YR=2015] W28 S49 FGR=[YR=2015] S21 E22 N6 FOP=[YR=2015] E23N7 W23 S7\$ N19 W7 S4 W15\$ E15 N4 E7 S12 E23 N47 FOP=[YR=2015] N10 W17 S10 E17\$ W17 N10\$ E17 N17\$.