

LOT 22
IN OR 2060/1697
DUNES OF AMELIA PHASE 1

NEMETH STEPHEN W & ROBIN
2945 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0022-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
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		2.5 100
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	

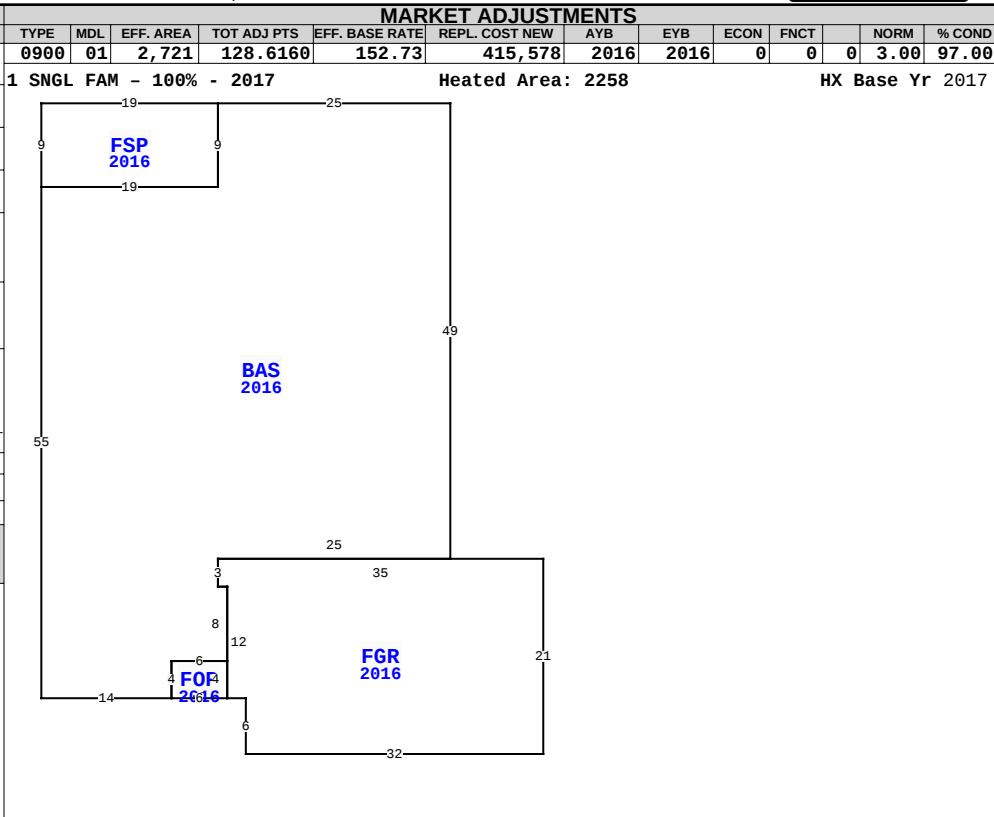
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	334,518
FGR	705	55	388	57,481
FOP	24	30	7	1,037
FSP	171	40	68	10,074

TOTALS	3,158	2,721	403,111
EXTRA FEATURES			

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	1,452.00	SF	10.00	10.00	100	2016	2016	3	97	14,084	
2	0855	CONC PAVER	0 100	0	0	72.00	SF	10.00	10.00	100	2016	2016	3	97	698	
3	0861	POOL GUNIT	0 100	0	0	582.00	SF	85.00	85.00	100	2016	2016	3	84	41,555	
4	0845	KOOL DECK	0 100	0	0	591.00	SF	7.25	7.25	100	2016	2016	3	97	4,156	
5	0476	VF 6 SBPL	0 100	0	0	390.00	LF	32.00	32.00	100	2016	2016	3	92	11,482	
6	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552	
7	0855	CONC PAVER	0 100	0	0	432.00	SF	10.00	10.00	100	2021	2021	3	100	4,320	

LAND DESCRIPTION			TOTAL OB/XF 76,847													
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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00

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



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	
2945 S SEA GRAPE DR, FERNANDINA BEACH			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		403,111	
TOTAL MARKET OB/XF VALUE		76,847	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		594,958	
SOH/AGL Deduction		191,311	
ASSESSED VALUE		403,647	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		353,647	
TOTAL JUST VALUE		594,958	
NCON VALUE		4,320	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		501,994	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152896	CO ISSUED	0	06/27/2016
20153009	SWIM POOL	33,000	12/31/2015
20152896	NEW CONSTR	290,752	12/14/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2060/1697	7/15/2016	WD Q	I	01	
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: NEMETH STEPHEN W &					
1951/0329	12/05/2014	SW U	V	30	
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2016] W25 FSP=[YR=2016] W19 S9 E19 N9\$ S9 W19 S55 E14					
FOP=[YR=2016] E6 FGR=[YR=2016] E2 S6 E32 N21 W35 S3 E1 S12\$					
N4 W6 S4\$ N4 E6 N8 W1 N3 E25 N49\$.					