

LOT 23
DUNES OF AMELIA PHASE 1
PBK 8/88

MACLEOD CHARLENE L/E/
2940 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0023-0000



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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

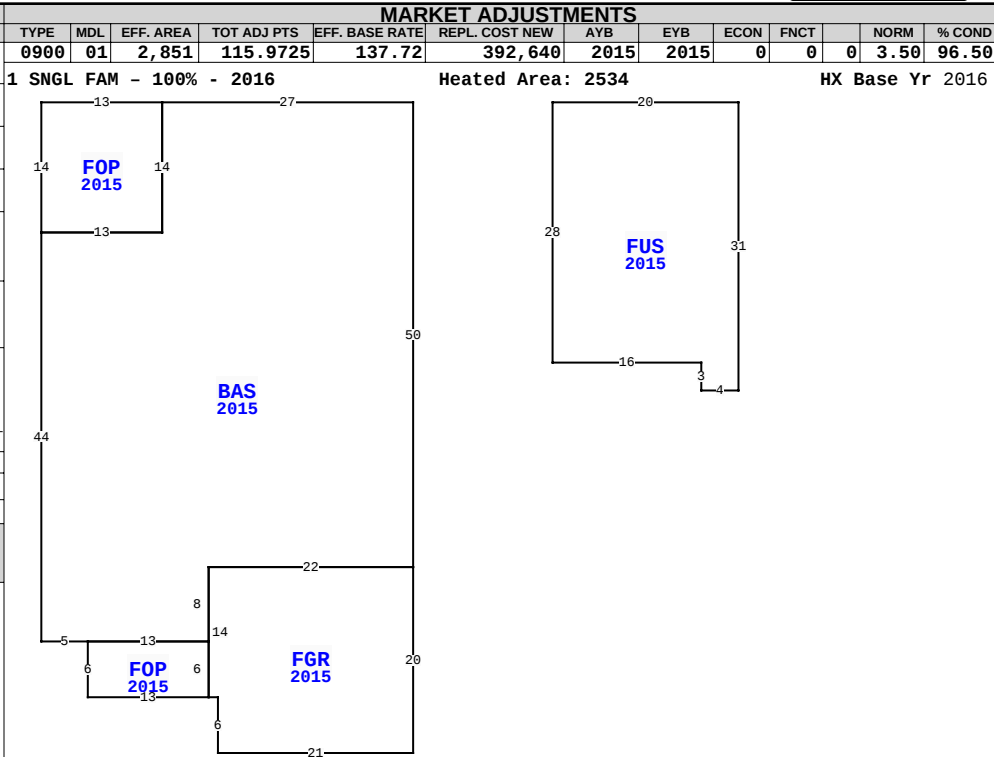
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1,962	260,750
FGR	434	55	239	31,763
FOP	78	30	23	3,057
FOP	182	30	55	7,310
FUS	572	100	572	76,019

TOTALS	3,228		2,851	378,898
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	496.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00
4	0861	POOL GUNIT	0	100	0	0	444.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	929.00	SF	7.00
6	0911	SCRN RM A	0	100	0	0	1,152.00	SF	17.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



2940 S SEA GRAPE DR, FERNANDINA BEACH	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

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	496.00	SF	7.00	7.00	100	2015	2015	3	96	3,333	
3	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	100	2015	2015	3	96	349	
4	0861	POOL GUNIT	0	100	0	0	444.00	SF	85.00	85.00	100	2017	2017	3	87	32,834	
5	0855	CONC PAVER	0	100	0	0	929.00	SF	7.00	7.00	100	2017	2017	3	97	6,308	
6	0911	SCRN RM A	0	100	0	0	1,152.00	SF	17.50	17.50	100	2018	2018	3	86	17,338	

TOTAL OB/XF														62,102			
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				
		0.00	0.00	1.00	LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000					

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		378,898	
TOTAL MARKET OB/XF VALUE		62,102	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		556,000	
SOH/AGL Deduction		180,722	
ASSESSED VALUE		375,278	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		325,278	
TOTAL JUST VALUE		556,000	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		473,760	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181474	SCRNENCL	19,801	05/02/2018
20161553	SWIM POOL	30,000	06/02/2016
20150403	NEW CONSTR	374,485	02/23/2015

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
2563/1017	5/17/2022	LE	U	I	11	100			
GRANTOR: MACLEOD CHARLENE									
GRANTEE: ODUEKE NATALIE LYNN									
2015/0757	11/20/2015	WD	Q	I	02	372,900			
GRANTOR: D S WARE HOMES LLC									
GRANTEE: MACLEOD CHARLENE									

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W27 FOP=[YR=2015] W13 S14 E13 N14\$ S14 W13 S44 E5 FOP=[YR=2015] S6 E13 FGR=[YR=2015] E1 S6 E21 N20 W22 S14\$ N6 W13\$ E13 N8 E22 N50\$ PTR=E15 FUS=[YR=2015] E20 S31 W4 N3 W16 N28\$ W15\$.									