

LOT 24
IN OR 2063/1381
DUNES OF AMELIA PHASE 1

HILL STEPHEN M/PATTERSON DONNELL
2932 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0024-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	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 70	0900	01	2,136	122.2452	145.17	310,083	2016	2016	0	0	2.85	97.15	VALUATION BY														
Exterior Wall	10	ABOVE AVG 30	1 SNGL FAM - 100% - 2017												Heated Area: 1779			HX Base Yr 2017			Tax Group: 2			Tax Dist:					
Roof Structure	08	IRREGULAR 100													BUILDING MARKET VALUE			301,246											
Roof Cover	03	COMP SHNGL 100													TOTAL MARKET OB/XF VALUE			32,142											
Interior Wall	05	DRYWALL 100													TOTAL LAND VALUE - MARKET			115,000											
Interior Floor	11	CLAY TILE 60													TOTAL MARKET VALUE			448,388											
Interior Floor	14	CARPET 40													SOH/AGL Deduction			145,769											
Air Condition	03	CENTRAL 100													ASSESSED VALUE			302,619											
Heating Type	04	AIR DUCTED 100													TOTAL EXEMPTION VALUE			50,000											
Bedrooms	02	WOOD FRAME 100													BASE TAXABLE VALUE			252,619											
Bathrooms	1.	1. 100													TOTAL JUST VALUE			448,388											
Frame	00	NONE 100													NCON VALUE			0											
Stories			INCOME VALUE																										
Units			PREVIOUS YEAR MKT VALUE			389,842																							
Occupancy																													
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	1,779	100	1,779	250,897																									
FGR	483	55	266	37,514																									
FOP	108	30	32	4,513																									
FOP	198	30	59	8,321																									
TOTALS		2,568	2,136	301,246																									
EXTRA FEATURES					2932 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	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100	2016	2016	3	84	18,564													
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2016	2016	3	92	3,533													
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552													
4	0855	CONC PAVER	0	100	0	0	644.00	SF	7.00	7.00	100	2016	2016	3	97	4,373													
5	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2016	2016	3	97	489													
6	0855	CONC PAVER	0	100	0	0	682.00	SF	7.00	7.00	100	2016	2016	3	97	4,631													
TOTAL OB/XF 32,142																													
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 01/11/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																													