LOT 26
DUNES OF AMELIA PHASE 1
PBK 8/88

CHARNELL ROBERT E & KATHLEEN ANNE
2916 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0026-0000

BUILDING CHARACTERISTICS

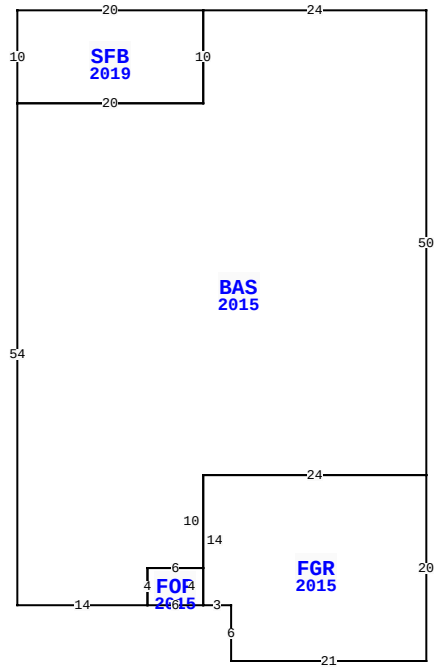
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,256	100	2,256	319,654
FGR	462	55	254	35,990
FOP	24	30	7	992
SFB	200	80	160	22,671
TOTALS	2,942		2,677	379,307

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,677	123.6480	146.83	393,064	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2416 HX Base Yr 2017



2916 S SEA GRAPE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,307
TOTAL MARKET OB/XF VALUE		4,473
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		498,780
SOH/AGL Deduction		241,971
ASSESSED VALUE		256,809
TOTAL EXEMPTION VALUE	HX HB VX VP	236,628
BASE TAXABLE VALUE		20,181
TOTAL JUST VALUE		498,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		435,343

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181697	ENCLFOP	20,000	05/18/2018
20142613	CO ISSUED	0	04/30/2015
20142613	NEW CONSTR	251,450	12/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2251/1653	1/23/2018	TD	U	I	11	100
GRANTOR: CHARNELL REV FAMILY T						
GRANTEE: CHARNELL ROBERT E &						
2176/1369	2/13/2018	QC	U	I	11	100
GRANTOR: CHARNELL ROBERT E & K						
GRANTEE: THE CHARNELL REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 SFB=[YR=2019] W20 S10 E20 N10$ S10 W20 S54 E14 FOP=[YR=2015] E6 FGR=[YR=2015] E3 S6 E21 N20 W24 S14$ N4 W6 S4$ N4 E6 N10 E24 N50$.

EXTRA FEATURES

LN	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	432.00	SF	7.00	7.00	100	2015	2015	3	96	2,903	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	96	323	
3	0855	CONC PAVER	0	100	15	12	180.00	SF	7.00	7.00	100	2019	2019	3	99	1,247	

LAND DESCRIPTION

TOTAL OB/XF 4,473

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 07/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS