

LOT 27
DUNES OF AMELIA PHASE 1
PBK 8/88

SPRATTO MILES A
2908 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0027-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,810	100	1,810	282,017
FGR	482	55	265	41,289
FOP	50	30	15	2,337
FSP	72	40	29	4,519
PTO	280	5	14	2,181
TOTALS	2,694		2,133	332,343

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
1	0855	CONC PAVER	0	100	0	655.00	SF	7.00	7.00	100	2018	2018	3
2	0855	CONC PAVER	0	100	0	49.00	SF	7.00	7.00	100	2018	2018	3
3	0911	SCRN RM A	0	100	0	280.00	SF	17.50	17.50	100	2018	2018	3

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
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,133	133.8876	158.99	339,126	2018	2018	0	0	0	2.00	98.00	
1 SNGL FAM - 100% - 2020 Heated Area: 1810 HX Base Yr 2020													
2908 S SEA GRAPE DR, FERNANDINA BEACH													

TOTAL OB/XF													
9,043													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 2			Tax Dist:
BUILDING MARKET VALUE			332,343
TOTAL MARKET OB/XF VALUE			9,043
TOTAL LAND VALUE - MARKET			115,000
TOTAL MARKET VALUE			456,386
SOH/AGL Deduction			151,539
ASSESSED VALUE			304,847
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			254,847
TOTAL JUST VALUE			456,386
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			398,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181883	SCRNENCL	4,966	06/01/2018
20173722	CO ISSUED	0	05/21/2018
20173722	NEW CONSTR	235,586	11/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2325/1211	12/11/2019	WD	Q	I	01	388,000	
GRANTOR: PRASKOVICH ALISA L &							
GRANTEE: SPRATTO MILES A							
2196/1378	5/14/2018	WD	Q	I	02	372,300	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: PRASKOVICH ALISA L							

BUILDING NOTES													
----------------	--	--	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS													
PTO=[YR=2018] W20 S14 BAS=[YR=2018] W18 S60 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S4 E20 N22 W6 N3 W14 S21\$ N8 W6 S6 W1\$ E1 N6 E6 N13 E14 S3 E6 N38 FSP=[YR=2018] N6 W12 S6 E12\$ W12 N6 W8\$ E20 N14\$.													