

LOT 30
IN OR 2054/1348
DUNES OF AMELIA PHASE 1

GABBARD HAROLD W & LINDA A
2876 SEA GRAPE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0030-0000



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 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	2,205	100	2,205	312,936
FGR	462	55	254	36,048
FOP	131	30	39	5,535
FSP	160	40	64	9,083

TOTALS	2,958		2,562	363,601
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0855	CONC PAVER	0 100	0	0	648.00	SF	10.00	
2	0855	CONC PAVER	0 100	0	0	57.00	SF	10.00	
3	0476	VF 6 SBPL	0 100	0	0	126.00	LF	32.00	
4	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	

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

REVIEW DATE 01/14/2021 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,562	123.2064	146.31	374,846	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017 Heated Area: 2205 HX Base Yr 2017											
2876 N SEA GRAPE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											

TOTAL OB/XF											
10,824											

TOTAL OB/XF											
10,824											

Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		363,601	
TOTAL MARKET OB/XF VALUE		10,824	
TOTAL LAND VALUE - MARKET		115,000	
TOTAL MARKET VALUE		489,425	
SOH/AGL Deduction		185,401	
ASSESSED VALUE		304,024	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		249,024	
TOTAL JUST VALUE		489,425	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		425,622	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160698	CO ISSUED	0	06/14/2016
20160698	NEW CONSTR	273,384	03/15/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2054/1348	6/20/2016	WD Q	Q	I	01
GRANTOR: D S WARE HOMES LLC					
GRANTEE: GABBARD HAROLD W &					
2027/1270	2/04/2016	SW Q	Q	V	01
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: D S WARE HOMES LLC					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FSP=[YR=2016] W16 BAS=[YR=2016] W28 S49 FGR=[YR=2016] S21 E21 N4 FOP=[YR=2016] E13 N2 E8 N5 W21 S7\$ N20 W7 S3 W14 \$ E14 N3 E7 S13 E23 N49 W16 N10\$ S10 E16 N10\$.					