

LOT 31
IN OR 2091/627
DUNES OF AMELIA PHASE 1

SHOUGH RAYMOND W
2854 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0031-0000



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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

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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	2,117	100	2,117	317,429
FGR	441	55	243	36,436
FOP	50	30	15	2,249
FOP	200	30	60	8,997

TOTALS 2,808 2,435 365,110

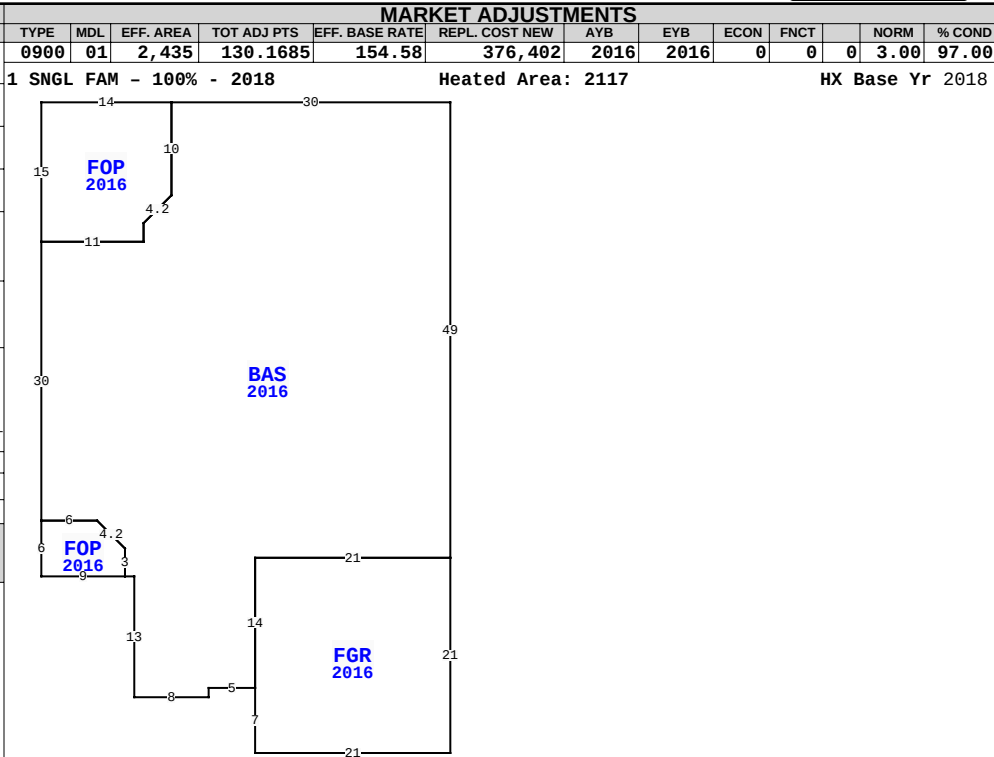
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0855	CONC PAVER	0	100	0	0	656.00	SF	7.00	7.00	100	2016	2016	3	97	4,454	
2	0855	CONC PAVER	0	100	0	0	129.00	SF	10.00	10.00	100	2016	2016	3	97	1,251	
3	0855	CONC PAVER	0	100	0	0	604.00	SF	10.00	10.00	100	2021	2021	3	100	6,040	

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	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 01/14/2021 BY TWA



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

2854 N SEA GRAPE DR, FERNANDINA BEACH

TOTAL OB/XF																	11,745
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Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY PAGE 1 of 1 2

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		365,110
TOTAL MARKET OB/XF VALUE		11,745
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		491,855
SOH/AGL Deduction		164,931
ASSESSED VALUE		326,924
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		276,924
TOTAL JUST VALUE		491,855
NCON VALUE		6,040
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152708	NEW CONSTR	0	12/03/2014

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0627	12/19/2016	WD	Q	I	01	340,000

GRANTOR: RIVERSIDE HOMES OF NO
GRANTEE: SHOUGH RAYMOND W
1989/0647 6/30/2015 SW U V 30 172,000
GRANTOR: PARKWAY DUNES LLC
GRANTEE: RIVERSIDE HOMES OF

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2016] W30 FOP=[YR=2016] W14 S15 E11 N2 U3 R3 N10\$ S10 D3 L3 S2 W11 S30 FOP=[YR=2016] S6 E9 N3 U3 L3 W6\$ E6 D3 R3 S3E1 S13 E8 N1 E5 FGR=[YR=2016] S7 E21 N21 W21 S14\$ N14 E21 N49\$.