LOT 35
DUNES OF AMELIA PHASE 1
PBK 8/88

**POECHMANN HARRIET A & JAMES L**
2800 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034-0005

**2023**

**00-00-30-044D-0035-0000**

## BUILDING CHARACTERISTICS

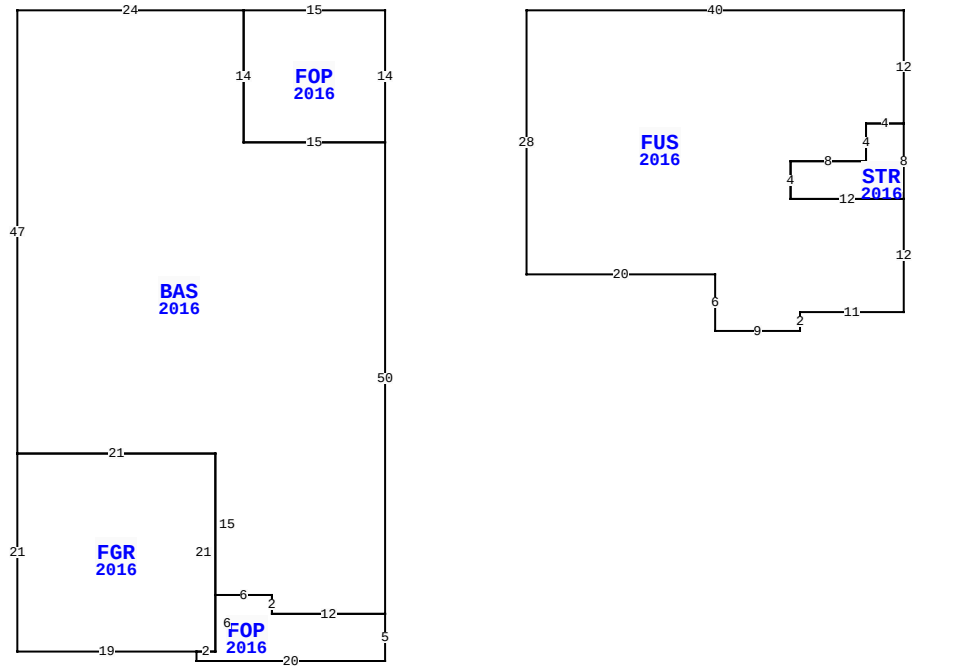
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 12 | HARDWOOD 50 |
| Interior Floo | 14 | CARPET 50 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 2. | 2. 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 | 1,917 | 100 | 1,917 | 267,487 |
| FGR | 441 | 55 | 243 | 33,907 |
| FOP | 104 | 30 | 31 | 4,325 |
| FOP | 210 | 30 | 63 | 8,791 |
| FUS | 1,154 | 100 | 1,154 | 161,023 |
| STR | 64 | 10 | 6 | 837 |
| TOTALS | 3,890 | | 3,414 | 476,371 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 3,414 | 121.1410 | 143.85 | 491,104 | 2016 | 2016 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM – 100% - 2023 Heated Area: 3071 HX Base Yr 2023




2800 N 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 | | 476,371 |
| TOTAL MARKET OB/XF VALUE | | 12,576 |
| TOTAL LAND VALUE - MARKET | | 115,000 |
| TOTAL MARKET VALUE | | 603,947 |
| SOH/AGL Deduction | | 0 |
| ASSESSED VALUE | | 603,947 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 553,947 |
| TOTAL JUST VALUE | | 603,947 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 520,564 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20161904 | NEW CONSTR | 375,579 | 07/12/2016 |
| 20151552 | NEW CONSTR | 422,000 | 07/02/2015 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2424/1300 | 1/11/2021 | WD | Q | I | 01 | 510,000 |
| GRANTOR: CRAUN DIANA A & WILLI | | | | | | |
| GRANTEE: POECHMANN HARRIET A | | | | | | |
| 2088/0293 | 12/07/2016 | WD | Q | I | 01 | 445,000 |
| GRANTOR: DS WARE HOMES LLC | | | | | | |
| GRANTEE: CRAUN DIANA A & WIL | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FOP=[YR=2016] W15 BAS=[YR=2016] W24 S47 FGR=[YR=2016] S21 E19 FOP=[YR=2016] S1 E20 N5 W12 N2 W6 S6 W2$ E2 N21 W21 $ E21 S15 E6 S2 E12 N50 W15 N14$ S14 E15 N14$ PTR=E15 FUS=[YR=2016] E40 S12 STR=[YR=2016] S8 W12 N4 E8 N4 E4$ W4 S4 W8 S4 E12 S12 W11 S2 W9 N6 W20 N28$ W15$ .

## 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 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 2016 | 2016 | 3 | 98 | 3,430 | |
| 2 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 640.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 97 | 4,346 | |
| 3 | 0855 | CONC PAVER | 0 | 100 | 0 | 0 | 42.00 | SF | 7.00 | 7.00 | 100 | 2016 | 2016 | 3 | 97 | 285 | |
| 4 | 0476 | VF 6 SBPL | 0 | 100 | 0 | 0 | 144.00 | LF | 32.00 | 32.00 | 100 | 2016 | 2016 | 3 | 92 | 4,239 | |
| 5 | 0470 | VNYL GATE | 0 | 100 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2016 | 2016 | 3 | 92 | 276 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,576

| 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 01/12/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS