

LOT 39
IN OR 2191/1888
DUNES OF AMELIA PHASE 1

KELLY MICHAEL JAMES & LAURIE E
2756 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0039-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	

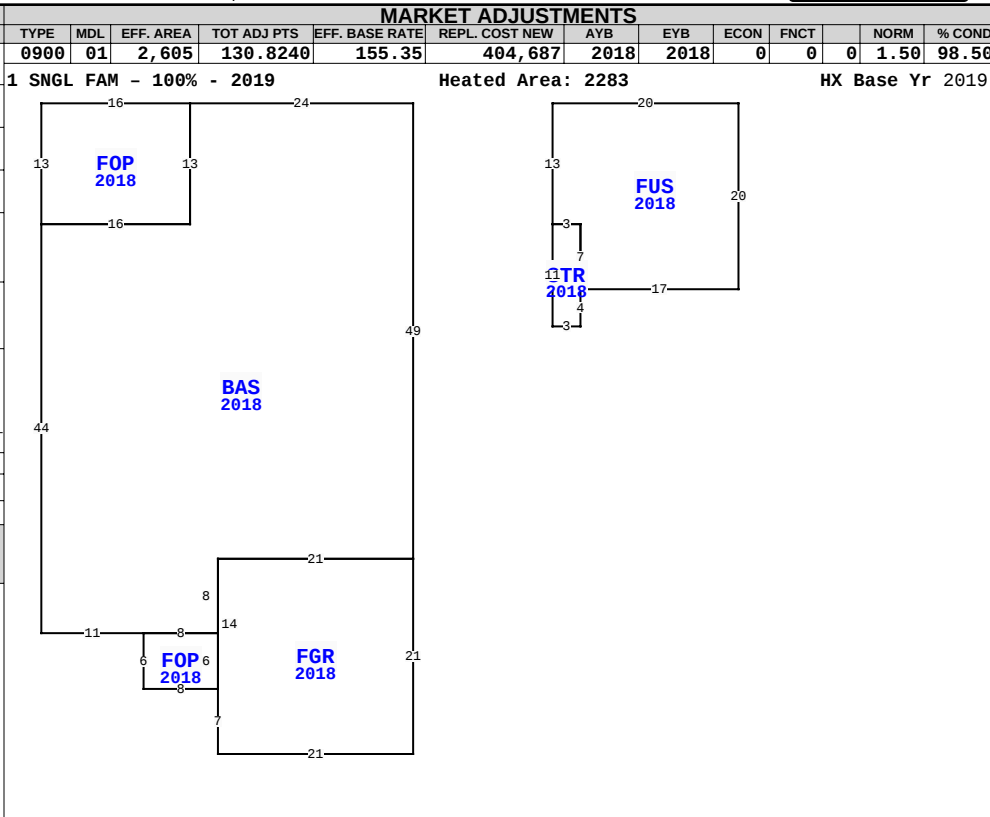
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	1,904	291,349
FGR	441	55	243	37,184
FOP	48	30	14	2,142
FOP	208	30	62	9,488
FUS	379	100	379	57,995
STR	33	10	3	459

TOTALS	3,013		2,605	398,617
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	608.00	SF	7.00
2	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00

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 05/30/2018 BY DJ



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

TOTAL OB/XF									
4,480									

Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 2	Tax Dist:								
BUILDING MARKET VALUE	398,617								
TOTAL MARKET OB/XF VALUE	4,480								
TOTAL LAND VALUE - MARKET	115,000								
TOTAL MARKET VALUE	517,097								
SOH/AGL Deduction	177,666								
ASSESSED VALUE	340,431								
TOTAL EXEMPTION VALUE	HX HB VX 55,000								
BASE TAXABLE VALUE	285,431								
TOTAL JUST VALUE	518,097								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	451,633								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173507	NEW CONSTR	291,972	11/08/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2191/1888	4/20/2018	WD	Q	I	02	355,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: KELLY MICHAEL JAMES							
2098/0703	2/01/2017	SW	Q	V	05	430,000	
GRANTOR: RIVERSIDE HOMES OF NO							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2018] W24 FOP=[YR=2018] W16 S13 E16 N13\$ S13 W16 S44E11 FOP=[YR=2018] S6 E8 FGR=[YR=2018] S7 E21 N21 W21 S14\$ N6 W8\$ E8 N8 E21 N49\$ PTR=E15 FUS=[YR=2018] E20 S20 W17 STR=[YR=2018] S4 W3 N11 E3 S7\$ N7 W3 N13\$ W15\$.									