

LOT 41
DUNES OF AMELIA PHASE 1
PBK 8/88

NICKERSON MELISSA & CHARLES
2712 SEA GRAPE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0041-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																				
Exterior Wall	16	WD FR STUC 100	0900	01	2,139	131.2955	155.91	333,491	2016	2016	0	0	3.00	97.00	VALUATION SUMMARY																				
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2021													Heated Area: 1856																			
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2021																			
Interior Wall	05	DRYWALL 100														VALUATION BY										STANDARD									
Interior Floo	11	CLAY TILE 50														Tax Group: 2										Tax Dist:									
Interior Floo	14	CARPET 50														BUILDING MARKET VALUE										323,486									
Air Condition	03	CENTRAL 100														TOTAL MARKET OB/XF VALUE										63,830									
Heating Type	04	AIR DUCTED 100														TOTAL LAND VALUE - MARKET										115,000									
Bedrooms		3 100														TOTAL MARKET VALUE										502,316									
Bathrooms		2 100														SOH/AGL Deduction										149,086									
Frame	02	WOOD FRAME 100														ASSESSED VALUE										353,230									
Stories	1.	1. 100														TOTAL EXEMPTION VALUE										HX HB 50,000									
Units	0	0 100														BASE TAXABLE VALUE										303,230									
Occupancy	00	NONE 100	TOTAL JUST VALUE										502,316																						
			NCON VALUE										0																						
			INCOME VALUE																																
			PREVIOUS YEAR MKT VALUE										426,220																						
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	1,856	100	1,856	280,688																															
FGR	440	55	242	36,598																															
FOP	136	30	41	6,200																															
TOTALS			2,432		2,139	323,486																													
EXTRA FEATURES			2712 N SEA GRAPE DR, FERNANDINA BEACH																																
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	706.00	SF	7.00	7.00	100	2016	2016	3	97	4,794																				
2	0855	CONC PAVER	0 100	0	0	27.00	SF	7.00	7.00	100	2016	2016	3	97	183																				
3	0861	POOL GUNIT	0 100	0	0	312.00	SF	85.00	85.00	100	2016	2016	3	84	22,277																				
4	0911	SCRN RM A	0 100	0	0	950.00	SF	17.50	17.50	100	2016	2016	3	78	12,968																				
5	0855	CONC PAVER	0 100	0	0	638.00	SF	7.00	7.00	100	2016	2016	3	97	4,332																				
6	0855	CONC PAVER	0 100	0	0	18.00	SF	7.00	7.00	100	2016	2016	3	97	122																				
7	0911	SCRN RM A	0 100	0	0	912.00	SF	17.50	17.50	100	2016	2016	3	78	12,449																				
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	78	1,560																				
9	0476	VF 6 SBPL	0 100	0	0	156.00	LF	32.00	32.00	100	2016	2016	3	92	4,593																				
10	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	92	552																				
LAND DESCRIPTION			TOTAL OB/XF 63,830																																
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 01/12/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																			