

LOT 43
IN OR 2139/387
DUNES OF AMELIA PHASE 1

BIRTHWHISTLE DENNIS M & SANDRA K
493 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0043-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

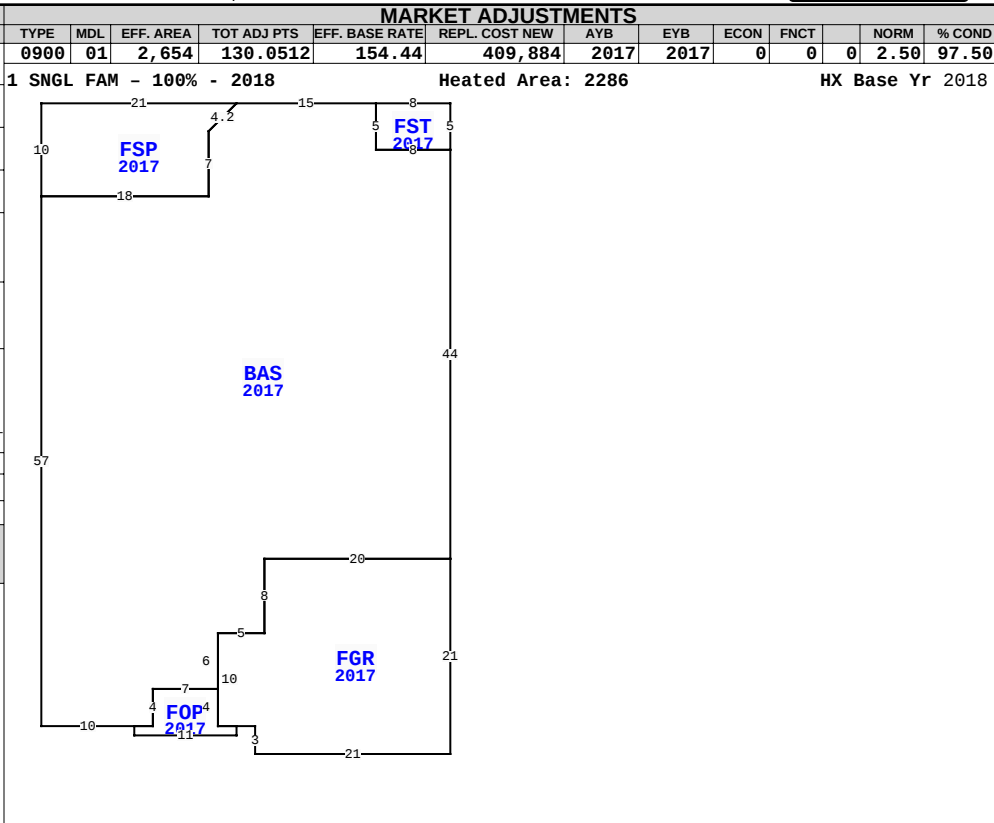
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2,286	344,224
FGR	473	55	260	39,150
FOP	39	30	12	1,807
FSP	185	40	74	11,143
FST	40	55	22	3,313

TOTALS	3,023		2,654	399,637
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	628.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	70.00	SF	7.00	7.00
3	0861	POOL GUNIT	0 100	0	0	422.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	720.00	SF	17.50	17.50
5	0855	CONC PAVER	0 100	0	0	298.00	SF	7.00	7.00
6	0855	CONC PAVER	0 100	4	5	20.00	SF	7.00	7.00
7	0855	CONC PAVER	0 100	4	4	16.00	SF	7.00	7.00
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

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



493 SARGASSO ST, FERNANDINA BEACH

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

TOTAL OB/XF									
50,186									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					399,637				
TOTAL MARKET OB/XF VALUE					50,186				
TOTAL LAND VALUE - MARKET					115,000				
TOTAL MARKET VALUE					564,823				
SOH/AGL Deduction					183,876				
ASSESSED VALUE					380,947				
TOTAL EXEMPTION VALUE					55,000				
BASE TAXABLE VALUE					325,947				
TOTAL JUST VALUE					564,823				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					484,712				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172246	SCRNRM	6,712	07/21/2017
20171258	SWIM POOL	48,000	04/27/2017
20170592	NEW CONSTR	284,658	03/01/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2139/0387	7/31/2017	WD	Q	I	01	424,900	
GRANTOR: D S WARE HOMES LLC							
GRANTEE: BIRTWHISTLE DENNIS							
1952/0332	12/12/2014	SW	Q	V	05	516,000	
GRANTOR: PARKWAY DUNES LLC							
GRANTEE: D S WARE HOMES LLC							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=2017] W8 BAS=[YR=2017] W15 FSP=[YR=2017] W21 S10 E18 N7 U3 R3 \$ D3 L3 S7 W18 S57 E10 FOP=[YR=2017] S1 E11 N1 FGR=[YR=2017] E2 S3 E21 N21 W20 S8 W5 S10 E2\$ W2 N4 W7 S4 W2\$ E2 N4 E7 N6 E5 N8 E20 N44 W8 N5\$ S5 E8 N5\$.									