

LOT 44
IN OR 2181/1320
DUNES OF AMELIA PHASE 1

SUNSHINE BAYOU LLC
96303 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0044-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	1,924	100	1,924	301,080
FGR	460	55	253	39,591
FOP	54	30	16	2,504
FOP	238	30	71	11,110
FUS	470	100	470	73,549
STR	58	10	6	939

TOTALS	3,204		2,740	428,773
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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	0	0	0	640.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	63.00	SF	7.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,740	134.4672	159.68	437,523	2017	2017	0	0	0	2.00	98.00
1 SNGL FAM - 0% - 0 Heated Area: 2394 HX Base Yr												
461 SARGASSO ST, FERNANDINA BEACH												

TOTAL OB/XF										4,774
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0	0	0	0	640.00	SF	7.00	7.00
2	0855	CONC PAVER	0	0	0	0	63.00	SF	7.00	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	0			0.00	0.00	1.00

UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
LT		1.00	1.00	1.00	115,000.00	115,000.00	115,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				428,773	
TOTAL MARKET OB/XF VALUE				4,774	
TOTAL LAND VALUE - MARKET				115,000	
TOTAL MARKET VALUE				548,547	
SOH/AGL Deduction				111,319	
ASSESSED VALUE				437,228	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				437,228	
TOTAL JUST VALUE				548,547	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				477,067	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171620	CO ISSUED	0	01/11/2018
20171620	NEW CONSTR	299,064	05/26/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2181/1320	2/28/2018	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SUNSHINE BAYOU LLC					
2081/1657	11/03/2016	SW Q	Q	V	05
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W12 FOP=[YR=2017] N7 W16 S15 E14 U2 R2 N6\$ S6 D2 L2 W14 N15 W16 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N36\$ PTR=E15 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W13 N4 E10 N2 E3 S6\$ N6 W3 S2 W4 N32\$ W15\$.									