

LOT 50
IN OR 2204/515
DUNES OF AMELIA PHASE 1

WRYE CHARLES & BARBARA
327 SARGASSO ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0050-0000



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	1,918	100	1,918	293,492
FGR	440	55	242	37,031
FOP	48	30	14	2,142
FSP	208	40	83	12,701
FUS	372	100	372	56,923
STR	44	10	4	612

TOTALS 3,030 2,633 402,901

EXTRA FEATURES

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	648.00	SF	7.00	7.00	100	2018	2018	3	98	4,445	
2	0855	CONC PAVER	0 100	0	0	45.00	SF	7.00	7.00	100	2018	2018	3	98	309	
3	0855	CONC PAVER	0 100	0	0	72.00	SF	7.00	7.00	100	2018	2018	3	98	494	

LAND DESCRIPTION

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 07/16/2018 BY DJ

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,633	130.8240	155.35	409,037	2018	2018	0	0	0	1.50	98.50	

1 SNGL FAM - 100% - 2019

Heated Area: 2290

HX Base Yr 2019

The diagram shows a large rectangular area labeled 'BAS 2018' with dimensions 50 (left), 44 (right), 24 (top), and 22 (bottom). Inside this area, there is a smaller rectangular area labeled 'FGR 2018' with dimensions 20 (left), 7 (top), 13 (right), and 22 (bottom). Within the 'FGR 2018' area, there is a small square labeled 'FOP 2018' with dimensions 8 (top), 6 (right), 8 (bottom), and 6 (left). To the right of the 'BAS 2018' area, there is a rectangular area labeled 'FUS 2018' with dimensions 20 (left), 20 (bottom), 16 (right), and 13 (top). Above the 'FUS 2018' area, there is a small rectangular area labeled 'STR 2018' with dimensions 4 (left), 4 (right), 7 (bottom), and 11 (top). To the right of the 'BAS 2018' area, there is a rectangular area labeled 'FSP 2018' with dimensions 13 (left), 13 (right), 16 (bottom), and 16 (top).

327 SARGASSO ST, FERNANDINA BEACH

BLD DATE XF DATE INC DATE

LGL DATE LAND DATE AG DATE

TOTAL OB/XF 5,248

LAND DESCRIPTION

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	648.00	SF	7.00	7.00	100	2018	2018	3	98	4,445	
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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							

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NASSAU COUNTY PROPERTY														PAGE 1 of 1											
VALUATION SUMMARY														STANDARD											
VALUATION BY														Tax Group: 2											
BUILDING MARKET VALUE														Tax Dist:											
TOTAL MARKET OB/XF VALUE														402,901											
TOTAL LAND VALUE - MARKET														115,000											
TOTAL MARKET VALUE														523,149											
SOH/AGL Deduction														245,416											
ASSESSED VALUE														277,733											
TOTAL EXEMPTION VALUE														50,000											
BASE TAXABLE VALUE														227,733											
TOTAL JUST VALUE														523,149											
NCON VALUE														0											
INCOME VALUE																									
PREVIOUS YEAR MKT VALUE														455,521											

SALES DATA

OFF RECORD Number DATE TYPE INST Q U V I RSN CD SALE PRICE

2204/0515 6/15/2018 WD Q I 02 412,800

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: WRYE CHARLES & BARB

2098/0703 2/01/2017 SW Q V 05 430,000

GRANTOR: RIVERSIDE HOMES OF NO

GRANTEE: DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E22

N7 FOP=[YR=2018] E8 N6 W8 S6\$ N13 W22\$ E22 S7 E18 N44 W16

N13\$ S13 E16 N13\$ PTR= E15 FUS=[YR=2018] E13 STR=[YR=2018]

E11 S4 W11 N4\$ S4 E7 S16 W20 N20\$ W15 \$.