LOT 52
DUNES OF AMELIA PHASE 1
PBK 8/88

KRULL JOAN LIVING TRUST/KRULL JOAN TRUSTEE
269 SARGASSO ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0052-0000

BUILDING CHARACTERISTICS

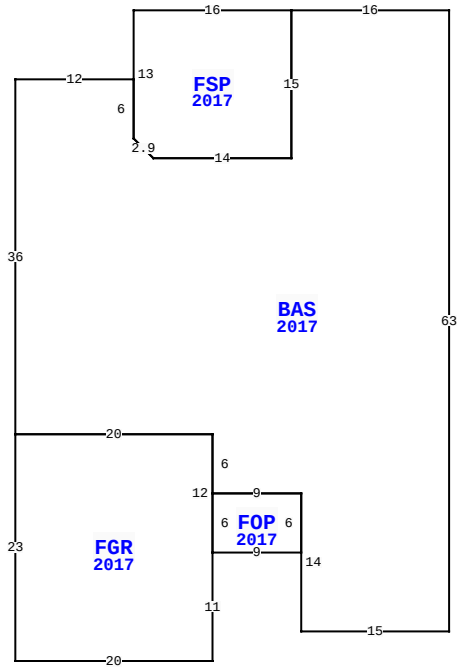
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,924	100	1,924	297,253
FGR	460	55	253	39,087
FOP	54	30	16	2,472
FSP	238	40	95	14,677
TOTALS	2,676		2,288	353,489

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,288	132.7606	157.65	360,703	2017	2017	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2018 Heated Area: 1924 HX Base Yr 2018



269 SARGASSO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		353,489
TOTAL MARKET OB/XF VALUE		4,916
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		473,405
SOH/AGL Deduction		230,713
ASSESSED VALUE		242,692
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		192,692
TOTAL JUST VALUE		473,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		413,940

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171618	CO ISSUED	0	12/14/2017
20173838	SCRNS	1,215	12/06/2017
20171618	NEW CONSTR	244,872	05/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1532	11/20/2019	SW	U	I	11	100
GRANTOR: KRULL JOAN						
GRANTEE: KRULL JOANN LIVING						
2164/1268	12/13/2017	WD	Q	I	01	329,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KRULL JOAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 FSP=[YR=2017] W16 S13 D2 R2 E14 N15$ S15 W14 U2 L2 N6 W12 S36 FGR=[YR=2017] S23 E20 N11
FOP=[YR=2017] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

EXTRA FEATURES

LN	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	652.00	SF	7.00	7.00	100	2017	2017	3	97	4,427	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2017	2017	3	97	489	

LAND DESCRIPTION

TOTAL OB/XF 4,916

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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 12/12/2017 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS