

LOT 92
IN OR 2172/695
DUNES OF AMELIA PHASE 1

WALSH JAMES E & LINDA
2865 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0092-0000



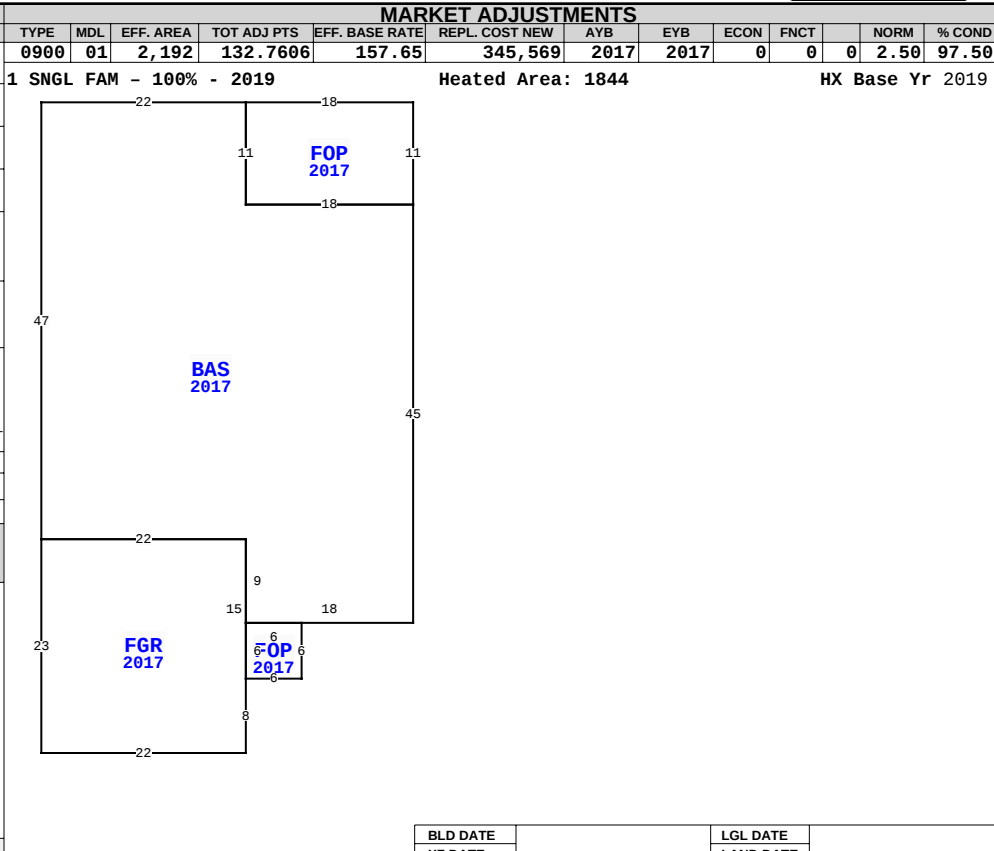
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,844	100	1,844	283,439
FGR	506	55	278	42,731
FOP	36	30	11	1,691
FOP	198	30	59	9,068
TOTALS	2,584		2,192	336,930

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0855	CONC PAVER
2	0855	CONC PAVER

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C



TOTAL OB/XF		
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1	0855	CONC PAVER
2	0855	CONC PAVER

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NASSAU COUNTY PROPERTY		
VALUATION SUMMARY		
VALUATION BY		STANDARD
Tax Group: 2		Tax Dist:
BUILDING MARKET VALUE		336,930
TOTAL MARKET OB/XF VALUE		4,760
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		456,690
SOH/AGL Deduction		154,498
ASSESSED VALUE		302,192
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		252,192
TOTAL JUST VALUE		456,690
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,984

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172229	CO ISSUED	0	01/18/2018
20172229	NEW CONSTR	231,804	07/21/2017

SALES DATA		
OFF RECORD Number	DATE	TYPE INST
2172/0695	1/19/2018	WD Q
GRANTOR: D S WARE HOMES LLC		
GRANTEE: WALSH JAMES E & LIN		
2055/1426	6/28/2016	SW Q
GRANTOR: PARKWAY DUNES LLC		
GRANTEE: D S WARE HOMES LLC		

BUILDING NOTES		
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BUILDING DIMENSIONS		
FOP=[YR=2017] W18 BAS=[YR=2017] W22 S47 FGR=[YR=2017] S23 E22		
N8 FOP=[YR=2017] E6 N6 W6 S6\$ N15 W22\$ E22 S9 E18 N45 W18		
N11\$ S11 E18 N11\$.		