

LOT 96
IN OR 2093/847
DUNES OF AMELIA PHASE 1

KOZAK KEVIN C & TINA S
2803 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0096-0000



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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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
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NEIGHBORHOOD/LOC	2121.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,813	100	1,813	273,482
FGR	479	55	263	39,672
FOP	72	30	22	3,318
FOP	104	30	31	4,676
PTO	228	5	11	1,660

TOTALS	2,696		2,140	322,807
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0911	SCRN RM A	0	100	6	12	72.00	SF	17.50	17.50	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	100			0.00	0.00	1.00	LT	

REVIEW DATE	10/24/2019	BY	DJ
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,140	130.9574	155.51	332,791	2016	2016	0	0	3.00	97.00
1 SNGL FAM - 100% - 2017											
Heated Area: 1813											
HX Base Yr 2017											

2803 N SEA GRAPE DR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

TOTAL OB/XF											
9,338											

Total Acres:	0.00	Total Land Value:	115,000	Market:	0	Agricultural:	0	Common:	115,000
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NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						322,807					
TOTAL MARKET OB/XF VALUE						9,338					
TOTAL LAND VALUE - MARKET						115,000					
TOTAL MARKET VALUE						447,145					
SOH/AGL Deduction						151,739					
ASSESSED VALUE						295,406					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						245,406					
TOTAL JUST VALUE						447,145					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						390,102					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190370	SCNENCL	0	07/16/2019
20162475	NEW CONSTR	229,946	09/12/2016
20151548	NEW CONSTR	393,000	07/02/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2093/0847	12/30/2016	WD	Q	I	01	322,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KOZAK KEVIN C & TIN						
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											
PTO=[YR=2016] W38 S6 FOP=[YR=2016] S6 BAS=[YR=2016] S38											
FGR=[YR=2016] S22 E18 FOP=[YR=2016] S2 E10 N8 W2 N6 W6 S12											
W2\$ E2 N25 W13 S3 W7\$ E7 N3 E13 S13 E6 S6 E12 N60 W26 S6 W12\$											
E12 N6 W12\$ E38 N6\$.											