LOT 98
IN OR 2091/1565
DUNES OF AMELIA PHASE 1

BELOTTO ANTHONY J & BETH MARI
2789 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0098-0000

BUILDING CHARACTERISTICS

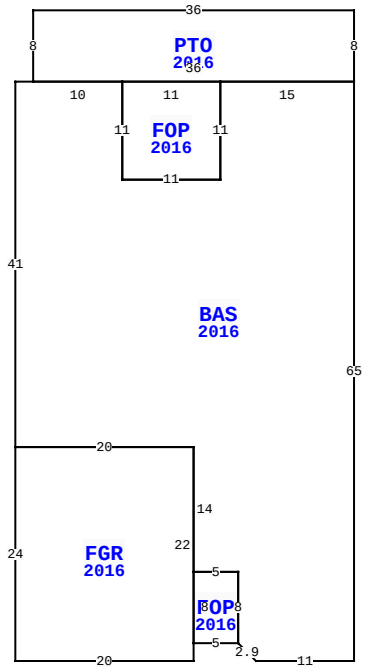
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	1,817	100	1,817	280,694
FGR	480	55	264	40,784
FOP	40	30	12	1,854
FOP	121	30	36	5,561
PTO	288	5	14	2,163
TOTALS	2,746		2,143	331,055

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,143	134.1130	159.26	341,294	2016	2016	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2017 Heated Area: 1817 HX Base Yr 2017



2789 N SEA GRAPE DR, 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		331,055
TOTAL MARKET OB/XF VALUE		10,376
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		456,431
SOH/AGL Deduction		271,999
ASSESSED VALUE		184,432
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		84,432
TOTAL JUST VALUE		456,431
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,039

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190305	SCRNROOM	0	05/22/2019
20161970	NEW CONSTR	228,910	07/20/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/1565	12/23/2016	WD	Q	I	01	332,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: BELOTTO ANTHONY JOS						
1951/0014	12/05/2014	SW	Q	V	05	344,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W36 S8 BAS=[YR=2016] W2 S41 FGR=[YR=2016] S24 E20 N2 FOP=[YR=2016] E5 N8 W5 S8$ N22 W20$ E20 S14 E5 S8 D2 R2 E11 N65 W15 FOP=[YR=2016] W11 S11 E11 N11$ S11 W11 N11 W10$ E36 N8$.

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	844.00	SF	7.00	7.00	100	2016	2016	3	97	5,731	
2	0855	CONC PAVER	0	100	0	0	16.00	SF	7.00	7.00	100	2016	2016	3	97	109	
3	0911	SCRN RM A	0	100	0	0	288.00	SF	17.50	17.50	100	2019	2019	3	90	4,536	

LAND DESCRIPTION

TOTAL OB/XF 10,376

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 10/24/2019 BY DJ Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS