

LOT 105
DUNES OF AMELIA PHASE 1
PBK 8/88

ROBERTS JACK THOMAS & JAN MARIE
396 SARGASSO ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0105-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 2																																																												
Exterior Wall	16	WD FR STUC 100	0900	01	2,375	137.4940	163.27	387,766	2016	2016	0	0	0	3.00	97.00	VALUATION BY STANDARD																																																											
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2017													Heated Area: 2041																																																											
Roof Cover	03	COMP SHNGL 100														HX Base Yr 2017																																																											
Interior Wall	05	DRYWALL 100															VALUATION SUMMARY																																																										
Interior Floop	11	CLAY TILE 100															Tax Group: 2												Tax Dist:																																														
Air Condition	03	CENTRAL 100															BUILDING MARKET VALUE												376,133																																														
Heating Type	04	AIR DUCTED 100															TOTAL MARKET OB/XF VALUE												11,080																																														
Bedrooms	3	100															TOTAL LAND VALUE - MARKET												115,000																																														
Bathrooms	2	100															TOTAL MARKET VALUE												502,213																																														
Frame	02	WOOD FRAME 100															SOH/AGL Deduction												156,214																																														
Stories	0	0 100															ASSESSED VALUE												345,999																																														
Units	00	NONE 100															TOTAL EXEMPTION VALUE												HX HB 50,000																																														
Occupancy	00	NONE 100															BASE TAXABLE VALUE												295,999																																														
Quality			06	Quality Level 06													TOTAL JUST VALUE												502,213																																														
DOR CODE			0100	SINGLE FAMILY													NCON VALUE												20,768																																														
MAP NUM			MKT AREA													INCOME VALUE																																																											
NEIGHBORHOOD/LOC			2121.00													PREVIOUS YEAR MKT VALUE												430,130																																															
AREA TYPE			TOTAL GROSS AREA													PERMIT NUM												DESCRIPTION												AMT												ISSUED																							
PCT OF BASE			TOT ADJ AREA													20152252												CO ISSUED												0												05/18/2016																							
SUBAREA MARKET VALUE			BAS													20152252												NEW CONSTR												350,000												09/14/2015																							
			FGR																																																																								
			FOP																																																																								
			FSP																																																																								
			PTO																																																																								
TOTALS			2,926													2,375													376,133													SALES DATA																																	
EXTRA FEATURES			396 SARGASSO ST, FERNANDINA BEACH													OFF RECORD Number												DATE												TYPE INST												Q / V / RSN CD												SALE PRICE											
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	2649/662												6/22/2023												WD Q I 01												698,000																					
1	0855	CONC PAVER	0	100	0	0	552.00	SF	7.00	7.00	100	2016	2016	3	97	3,748		GRANTOR: GRELLER MICHAEL & JAN																																																									
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	97	466		GRANTEE: ROBERTS JACK THOMAS																																																									
4	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2021	2021	3	98	6,272		2056/0603												7/01/2016												WD Q I 01												359,600																					
5	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	99	594		GRANTOR: RIVERSIDE HOMES OF NO																																																									
																		GRANTEE: GRELLER MICHAEL & J																																																									
																		BUILDING NOTES																																																									
																		BUILDING DIMENSIONS																																																									
																		PTO=[YR=2016] W24 S10 BAS=[YR=2016] W16 S49 FGR=[YR=2016] S21																																																									
																		E21 N6 FOP=[YR=2016] E6 N4 W6 S4\$ N15 W21\$ E21 S11 E6 S4 E13																																																									
																		N54 FSP=[YR=2022] N10 W18 S10 E18\$ W18 N10 W6\$ E24 N10\$.																																																									
																		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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 115,000 Market: 0 Agricultural: 0 Common: 115,000 PRINTED 08/02/2023 BY SYS																																																																											