LOT 106
IN OR 2026/446
DUNES OF AMELIA PHASE 1

JOYNER DONALD J & MARSHA H
368 SARGASSO ST
FERNANDINA BEACH, FL 32034

2023

00-00-30-044D-0106-0000

BUILDING CHARACTERISTICS

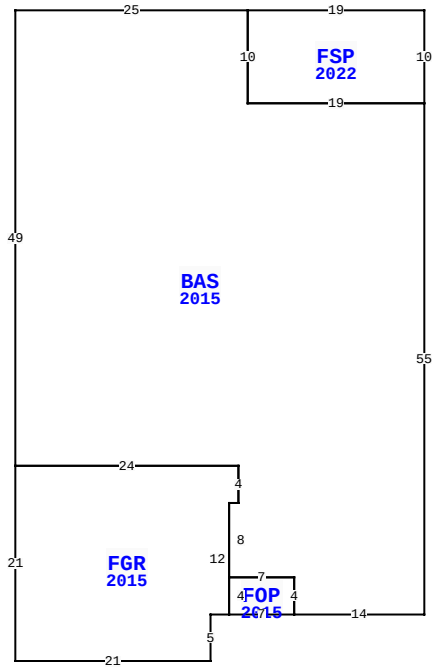
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,270	100	2,270	338,309
FGR	477	55	262	39,047
FOP	28	30	8	1,193
FSP	190	40	76	11,326
TOTALS	2,965		2,616	389,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,616	130.0512	154.44	404,015	2015	2015	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2270 HX Base Yr 2017



368 SARGASSO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		389,874
TOTAL MARKET OB/XF VALUE		5,356
TOTAL LAND VALUE - MARKET		115,000
TOTAL MARKET VALUE		510,230
SOH/AGL Deduction		276,230
ASSESSED VALUE		234,000
TOTAL EXEMPTION VALUE	HX HB SX	100,000
BASE TAXABLE VALUE		134,000
TOTAL JUST VALUE		510,230
NCON VALUE		13,822
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		442,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151775	CO ISSUED	0	01/27/2016
20151775	NEW CONSTR	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2026/0446	1/28/2016	WD	Q	I	02	420,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JOYNER DONALD J & M						
1985/0396	6/09/2015	SW	U	V	30	172,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2015] W25 S49 FGR=[YR=2015] S21 E21 N5 E2 FOP=[YR=2015] E7 N4 W7 S4$ N12 E1 N4 W24$ E24 S4 W1 S8 E7 S4 E14 N55 W19 N10$ S10 E19 N10$.

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	553.00	SF	7.00	7.00	100	2015	2015	3	96	3,716	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	7.00	7.00	100	2015	2015	3	96	363	
3	0855	CONC PAVER	0	100	0	0	190.00	SF	7.00	7.00	100	2015	2015	3	96	1,277	

LAND DESCRIPTION

TOTAL OB/XF 5,356

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 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