

LOT 20
DUNES OF AMELIA PHASE 1
PBK 8/88

STENSON DAVID A & PAMELA J REVOC LVT TRUST/STENSON
2969 S SEA GRAPE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0020-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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	14	CARPET 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
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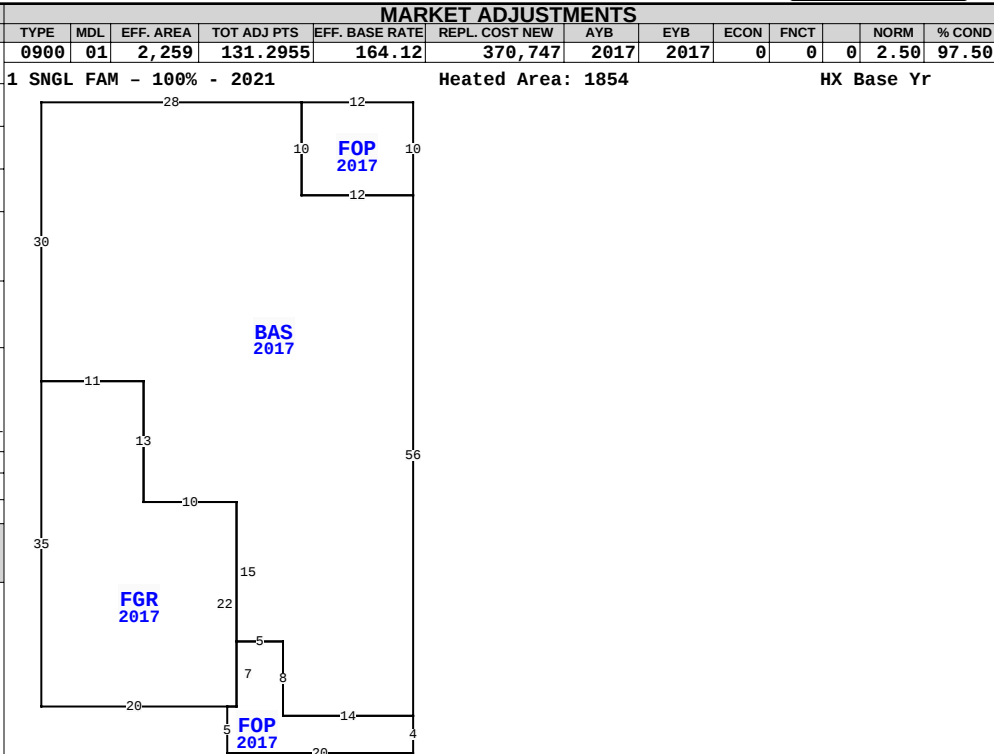
NEIGHBORHOOD/LOC	2121.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	1,854	296,671
FGR	605	55	333	53,286
FOP	120	30	36	5,760
FOP	121	30	36	5,760

TOTALS	2,700		2,259	361,478
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	592.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	27.00	SF	7.00	7.00
3	0861	POOL GUNIT	0 100	0	0	363.00	SF	85.00	85.00
4	0912	SCRN RM G	0 100	0	0	1,160.00	SF	20.00	20.00
5	0855	CONC PAVER	0 100	0	0	797.00	SF	10.00	10.00
6	0855	CONC PAVER	0 100	0	0	64.00	SF	10.00	10.00
7	0476	VF 6 SBPL	0 100	0	0	110.00	LF	32.00	32.00
8	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00

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



2969 S SEA GRAPE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF									
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1	000100	C	SFR	100		RLM	0.00	0.00	1.00

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		361,478	
TOTAL MARKET OB/XF VALUE		69,345	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		580,823	
SOH/AGL Deduction		33,998	
ASSESSED VALUE		546,825	
TOTAL EXEMPTION VALUE		13	546,825
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		580,823	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		530,898	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211199	SWIM POOL	0	03/28/2021
20170777	NEW CONSTR	241,732	03/16/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2340/0905	2/19/2020	WD Q	I	I	02
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: STENSON DAVID A & P					
2157/0458	10/31/2017	WD Q	I	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: KOHLER PROPERTY DEV					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W12 BAS=[YR=2017] W28 S30 FGR=[YR=2017] S35 E20									
FOP=[YR=2017] S5 E20 N4 W14 N8 W5 S7 W1\$ E1 N22 W10 N13 W11\$									
E11 S13 E10 S15 E5 S8 E14 N56 W12 N10\$ S10 E12 N10\$.									