

LOT 21
IN OR 1991/870
DUNES OF AMELIA PHASE 1

KAYWORK EDWARD L & MARY J
2957 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0021-0000



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	2,574	128.9472	161.18	414,877	2015	2015	0	0	4.00	96.00	VALUATION BY STANDARD										
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 2023													Heated Area: 2191									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
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		2 100																							
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	2,191	100	2,191	339,019																					
FGR	490	55	270	41,778																					
FOP	161	30	48	7,428																					
FOP	170	30	51	7,891																					
PTO	289	5	14	2,167																					
TOTALS			3,301		2,574	398,282																			
EXTRA FEATURES			2957 S SEA GRAPE DR, FERNANDINA BEACH																						
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								
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	97	1,940									
2	0855	CONC PAVER	0	100	0	0	448.00	SF	7.00	7.00	100	2015	2015	3	95	2,979									
3	0855	CONC PAVER	0	100	0	0	60.00	SF	7.00	7.00	100	2015	2015	3	95	399									
4	0476	VF 6 SBPL	0	100	0	0	264.00	LF	32.00	32.00	100	2015	2015	3	89	7,519									
5	0911	SCRN RM A	0	100	17	17	289.00	SF	17.50	17.50	100	2016	2016	3	74	3,743									
TOTAL OB/XF 16,580																									
LAND DESCRIPTION			TOTAL OB/XF 16,580																						
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		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000								
REVIEW DATE 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS																									