LOT 22
IN OR 2060/1697
DUNES OF AMELIA PHASE 1

NEMETH STEPHEN W & ROBIN
2945 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0022-0000

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	14	CARPET 50
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

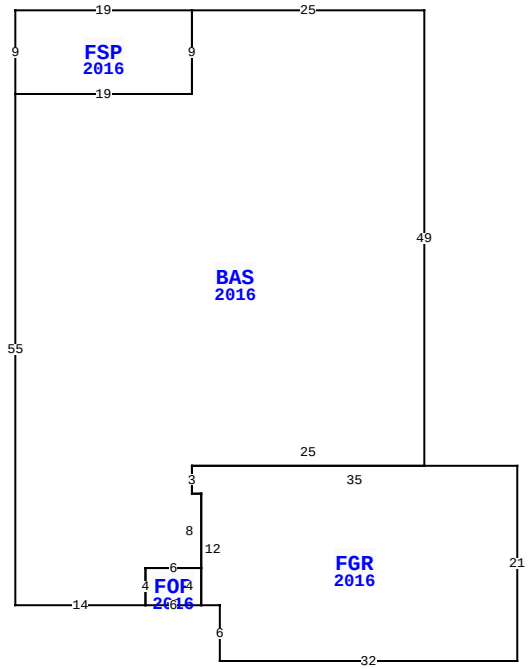
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,258	100	2,258	350,313
FGR	705	55	388	60,196
FOP	24	30	7	1,086
FSP	171	40	68	10,549
TOTALS	3,158		2,721	422,144

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	128.6160	160.77	437,455	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2017 Heated Area: 2258 HX Base Yr 2017



2945 S SEA GRAPE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/13/2024 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		422,144
TOTAL MARKET OB/XF VALUE		74,863
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		647,007
SOH/AGL Deduction		231,251
ASSESSED VALUE		415,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		365,756
TOTAL JUST VALUE		647,007
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		594,958

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152896	CO ISSUED	0	06/27/2016
20153009	SWIM POOL	33,000	12/31/2015
20152896	NEW CONSTR	290,752	12/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/1697	7/15/2016	WD	Q	I	01	448,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: NEMETH STEPHEN W &						
1951/0329	12/05/2014	SW	U	V	30	860,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FSP=[YR=2016] W19 S9 E19 N9$ S9 W19 S55 E14 FOP=[YR=2016] E6 FGR=[YR=2016] E2 S6 E32 N21 W35 S3 E1 S12$ N4 W6 S4$ N4 E6 N8 W1 N3 E25 N49$.

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	1,452.00	SF	10.00	10.00	100	2016	2016	3	96	13,939	
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00	10.00	100	2016	2016	3	96	691	
3	0861	POOL GUNIT	0	100	0	0	582.00	SF	85.00	85.00	100	2016	2016	3	81	40,071	
4	0845	KOOL DECK	0	100	0	0	591.00	SF	7.25	7.25	100	2016	2016	3	96	4,113	
5	0476	VF 6 SBPL	0	100	0	0	390.00	LF	32.00	32.00	100	2016	2016	3	90	11,232	
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
7	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00	10.00	100	2021	2021	3	99	4,277	

LAND DESCRIPTION

TOTAL OB/XF 74,863

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		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