

LOT 23
DUNES OF AMELIA PHASE 1
PBK 8/88

MACLEOD CHARLENE L/E/
2940 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0023-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,962	100	1,962	299,047
FGR	434	55	239	36,428
FOP	78	30	23	3,506
FOP	182	30	55	8,383
FUS	572	100	572	87,183
TOTALS	3,228		2,851	434,547

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	
2	0855	CONC PAVER	0	100	0	0	496.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00	7.00	
4	0861	POOL GUNIT	0	100	0	0	444.00	SF	85.00	85.00	
5	0855	CONC PAVER	0	100	0	0	929.00	SF	7.00	7.00	
6	0911	SCRN RM A	0	100	0	0	1,152.00	SF	17.50	17.50	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,851	127.0175	158.77	452,653	2015	2015	0	0	4.00	96.00
1 SNGL FAM - 100% - 2016 Heated Area: 2534 HX Base Yr 2016											
2940 S SEA GRAPE DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		434,547	
TOTAL MARKET OB/XF VALUE		60,125	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		644,672	
SOH/AGL Deduction		258,136	
ASSESSED VALUE		386,536	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		336,536	
TOTAL JUST VALUE		644,672	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		556,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181474	SCRNENCL	19,801	05/02/2018
20161553	SWIM POOL	30,000	06/02/2016
20150403	NEW CONSTR	374,485	02/23/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2563/1017	5/17/2022	LE U	I	11	
GRANTOR: MACLEOD CHARLENE					
GRANTEE: ODUEKE NATALIE LYNN					
2015/0757	11/20/2015	WD Q	I	02	372,900
GRANTOR: D S WARE HOMES LLC					
GRANTEE: MACLEOD CHARLENE					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2015] W27 FOP=[YR=2015] W13 S14 E13 N14\$ S14 W13 S44 E5 FOP=[YR=2015] S6 E13 FGR=[YR=2015] E1 S6 E21 N20 W22 S14\$ N6 W13\$ E13 N8 E22 N50\$ PTR=E15 FUS=[YR=2015] E20 S31 W4 N3 W16 N28\$ W15\$.											