LOT 24
IN OR 2063/1381
DUNES OF AMELIA PHASE 1

HILL STEPHEN M/PATTERSON DONNELL
2932 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0024-0000

BUILDING CHARACTERISTICS

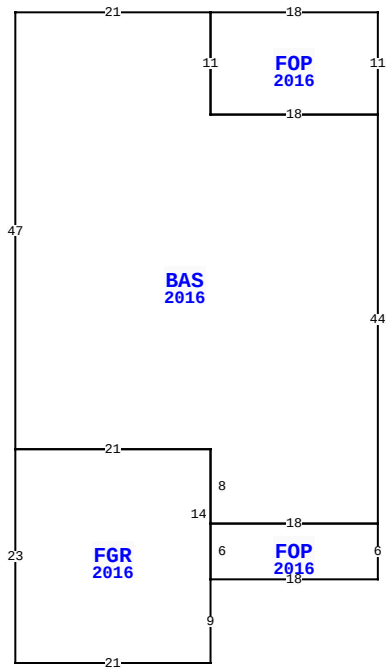
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 70
Exterior Wall	10	ABOVE AVG 30
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,779	100	1,779	287,759
FGR	483	55	266	43,027
FOP	108	30	32	5,177
FOP	198	30	59	9,543
TOTALS	2,568		2,136	345,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,136	133.8876	167.36	357,481	2016	2016	0	0	0	3.35	96.65

1 SNGL FAM – 100% - 2017 Heated Area: 1779 HX Base Yr 2017



2932 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		345,505
TOTAL MARKET OB/XF VALUE		31,292
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		526,797
SOH/AGL Deduction		215,099
ASSESSED VALUE		311,698
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		261,698
TOTAL JUST VALUE		526,797
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		448,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160867	CO ISSUED	0	07/29/2016
20161554	SWIM POOL	30,000	06/02/2016
20160867	NEW CONSTR	229,062	03/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2063/1381	7/29/2016	WD	Q	I	01	352,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HILL STEPHEN M & DO						
2030/0266	2/24/2016	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W18 BAS=[YR=2016] W21 S47 FGR=[YR=2016] S23 E21 N9 FOP=[YR=2016] E18 N6 W18 S6$ N14 W21$ E21 S8 E18 N44 W18 N11$ S11 E18 N11$.

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	0861	POOL GUNIT	0	100	0	0	260.00	SF	85.00	85.00	100	2016	2016	3	81	17,901	
2	0476	VF 6 SBPL	0	100	0	0	120.00	LF	32.00	32.00	100	2016	2016	3	90	3,456	
3	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	
4	0855	CONC PAVER	0	100	0	0	644.00	SF	7.00	7.00	100	2016	2016	3	96	4,328	
5	0855	CONC PAVER	0	100	0	0	72.00	SF	7.00	7.00	100	2016	2016	3	96	484	
6	0855	CONC PAVER	0	100	0	0	682.00	SF	7.00	7.00	100	2016	2016	3	96	4,583	

LAND DESCRIPTION

TOTAL OB/XF 31,292

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS