

LOT 25
DUNES OF AMELIA PHASE 1
PBK 8/88

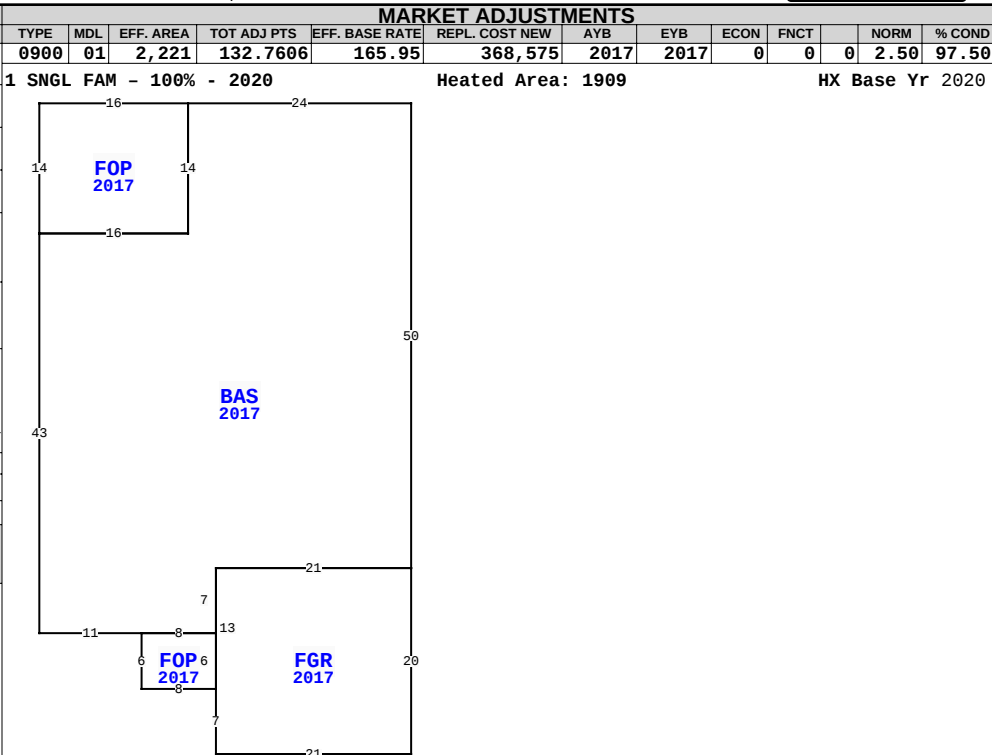
LENAHAN PETER
2924 SEA GRAPE DRIVE S
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0025-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	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
BAS	1,909	100
FGR	420	55
FOP	48	30
FOP	224	30
TOTALS	2,601	2,221



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		359,361	
TOTAL MARKET OB/XF VALUE		4,726	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		514,087	
SOH/AGL Deduction		195,813	
ASSESSED VALUE		318,274	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		268,274	
TOTAL JUST VALUE		514,087	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		462,864	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163020	CO ISSUED	0	08/07/2017
20163020	NEW CONSTR	240,309	11/03/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2460/0195	2/10/2021	QC	U	I	11
GRANTOR: LENAHAH CYNTHIA					
GRANTEE: LENAHAH PETER					
2283/0097	6/17/2019	WD	Q	I	01
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: LENAHAH PETER & CYN					

EXTRA FEATURES														
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
1	0855	CONC PAVER	0 100	0	0	648.00	SF	7.00	7.00	100	2017	2017	3	97
2	0855	CONC PAVER	0 100	0	0	48.00	SF	7.00	7.00	100	2017	2017	3	97

2924 S SEA GRAPE DR, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
03/13/2024 MLU

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS
BAS=[YR=2017] W24 FOP=[YR=2017] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2017] S6 E8 FGR=[YR=2017] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.

LAND DESCRIPTION										TOTAL OB/XF									
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
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		