

LOT 27
DUNES OF AMELIA PHASE 1
PBK 8/88

BEIRNARD MICHAEL ARMAND MORAS/BOES ANDREA ALBRYCHT
2575 SOUTH SYRACUSE WAY
DENVER, CO 80231

2024

00-00-30-044D-0027-0000



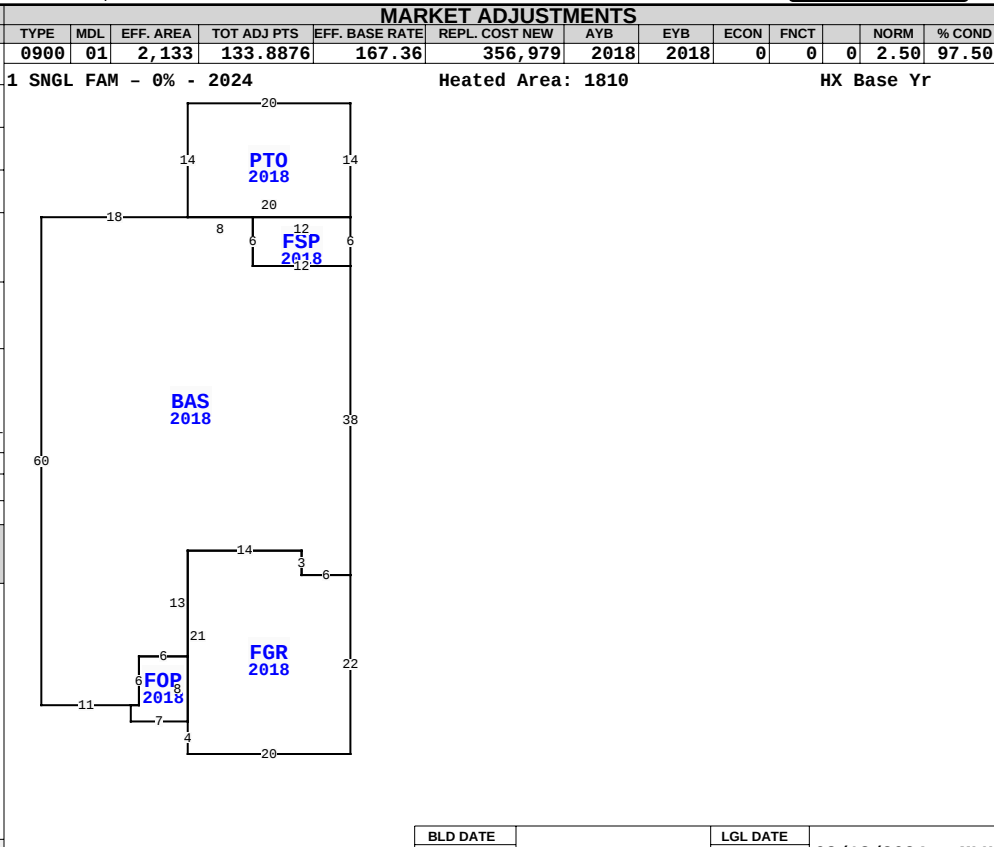
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	1,810	100	1,810	295,349
FGR	482	55	265	43,241
FOP	50	30	15	2,447
FSP	72	40	29	4,732
PTO	280	5	14	2,284
TOTALS	2,694		2,133	348,055

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EXTRA FEATURES							
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0855	CONC PAVER	0	0	0	0	
2	0855	CONC PAVER	0	0	0	0	
3	0911	SCRN RM A	0	0	0	0	

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F D
1	000100	C	SFR	0	



2908 S SEA GRAPE DR, FERNANDINA BEACH	BLD DATE	LGL DATE	03/13/2024	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		348,055	
TOTAL MARKET OB/XF VALUE		8,798	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		506,853	
SOH/AGL Deduction		0	
ASSESSED VALUE		506,853	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		506,853	
TOTAL JUST VALUE		506,853	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,386	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181883	SCRNENCL	4,966	06/01/2018
20173722	CO ISSUED	0	05/21/2018
20173722	NEW CONSTR	235,586	11/29/2017

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2661/24	8/11/2023	WD	Q	I	01	638,000	
GRANTOR: SPRATTO MILES A							
GRANTEE: BEIRNARD MICHAEL AR							
2325/1211	12/11/2019	WD	Q	I	01	388,000	
GRANTOR: PRASKOVICH ALISA L &							
GRANTEE: SPRATTO MILES A							

BUILDING NOTES									
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BUILDING DIMENSIONS									
PTO=[YR=2018] W20 S14 BAS=[YR=2018] W18 S60 E11 FOP=[YR=2018] S2 E7 FGR=[YR=2018] S4 E20 N22 W6 N3 W14 S21\$ N8 W6 S6 W1\$ E1 N6 E6 N13 E14 S3 E6 N38 FSP=[YR=2018] N6 W12 S6 E12\$ W12 N6 W8\$ E20 N14\$.									