

LOT 28
DUNES OF AMELIA PHASE 1
PBK 8/88

MALKIN AMY I &/ADAMS ERIC S
2900 SEA GRAPE NORTH DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0028-0000



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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,395	100	1,395	213,158
FGR	665	55	366	55,926
FOP	134	30	40	6,112
FOP	200	30	60	9,168
FUS	1,542	100	1,542	235,620
STR	54	10	5	764

TOTALS	3,990		3,408	520,749
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	736.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	28.00	SF	7.00	7.00
3	0855	CONC PAVER	0 100	0	0	30.00	SF	7.00	7.00
4	0476	VF 6 SBPL	0 100	0	0	138.00	LF	32.00	32.00
5	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00
6	0861	POOL GUNIT	0 100	0	0	392.00	SF	85.00	85.00
7	0855	CONC PAVER	0 100	0	0	856.00	SF	10.00	10.00

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

REVIEW DATE 10/24/2019 BY DJ

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,408	125.3730	156.72	534,102	2017	2017	0	0	2.50	97.50	
1 SNGL FAM - 100% - 2018 Heated Area: 2937 HX Base Yr 2018												
2900 N SEA GRAPE DR, FERNANDINA BEACH												
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU												

TOTAL OB/XF 48,107												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00

TOTAL OB/XF 48,107												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00

Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000

NASSAU COUNTY PROPERTY									
PAGE 1 of 1 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					520,749				
TOTAL MARKET OB/XF VALUE					48,107				
TOTAL LAND VALUE - MARKET					150,000				
TOTAL MARKET VALUE					718,856				
SOH/AGL Deduction					285,114				
ASSESSED VALUE					433,742				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					383,742				
TOTAL JUST VALUE					718,856				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					661,521				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190135	SWIM POOL	0	03/18/2019
20163373	CO ISSUED	0	06/29/2017
20163373	NEW CONSTR	356,575	12/08/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2580/0290	7/25/2022	SW	U	I	11		100
GRANTOR: MALKIN AMY I							
GRANTEE: MALKIN AMY I & ERIC							
2132/0999	6/30/2017	WD	Q	I	02		400,000
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: MALKIN AMY I							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=2017] W20 S10 BAS=[YR=2017] W20 S14 FGR=[YR=2017] S38 E21 FOP=[YR=2017] S6 E19 N6 W13 N4 W5 S4 W1\$ E1 N22 W9 N13 W9 N3 W4\$ E4 S3 E9 S13 E9 S18 E5 S4 E13 N52 W20\$ E20 N10\$ PTR=E15 FUS=[YR=2017] E40 S52 W18 N22 STR=[YR=2017] W9 N6 E9 S6\$ N6 W9 S6 W13 N30\$ W15\$.									

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