LOT 29
IN OR 2167/282
DUNES OF AMELIA PHASE 1

SMITHER RICHARD J & MARY BETH REVOCABLE TRUST/SMIT
2888 SEA GRAPE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0029-0000

BUILDING CHARACTERISTICS

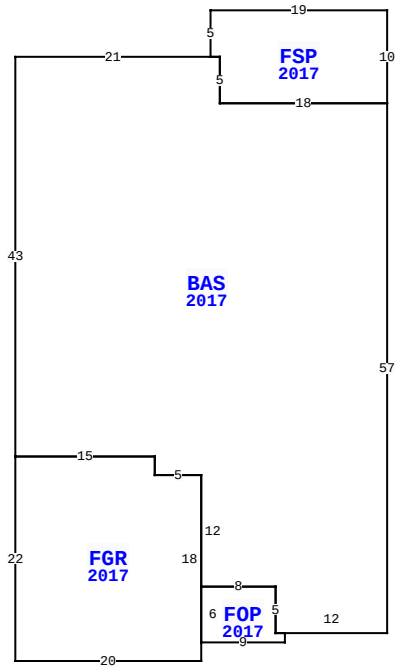
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,980	100	1,980	320,366
FGR	430	55	236	38,185
FOP	49	30	15	2,427
FSP	185	40	74	11,973
TOTALS	2,644		2,305	372,952

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,305	132.7606	165.95	382,515	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 1980 HX Base Yr 2018



2888 N 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		372,952
TOTAL MARKET OB/XF VALUE		4,753
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		527,705
SOH/AGL Deduction		241,418
ASSESSED VALUE		286,287
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		236,287
TOTAL JUST VALUE		527,705
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,868

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172086	CO ISSUED	0	12/21/2017
20172086	NEW CONSTR	249,835	07/07/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2167/0282	12/22/2017	WD	Q	I	01	330,300
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: SMITHER RICHARD J &						
2106/0430	3/07/2017	WD	Q	V	01	84,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W19 S5 BAS=[YR=2017] W21 S43 FGR=[YR=2017] S22 E20 N2 FOP=[YR=2017] E9 N1 W1 N5 W8 S6$ N18 W5 N2 W15$ E15 S2 E5 S12 E8 S5 E12 N57 W18 N5 W1$ E1 S5 E18 N10$.

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	0855	CONC PAVER	0	100	0	0	652.00	SF	7.00	7.00	100	2017	2017	3	97	4,427	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2017	2017	3	97	326	

LAND DESCRIPTION

TOTAL OB/XF 4,753

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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS