LOT 31
IN OR 2091/627
DUNES OF AMELIA PHASE 1

SHOUGH RAYMOND W
2854 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0031-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

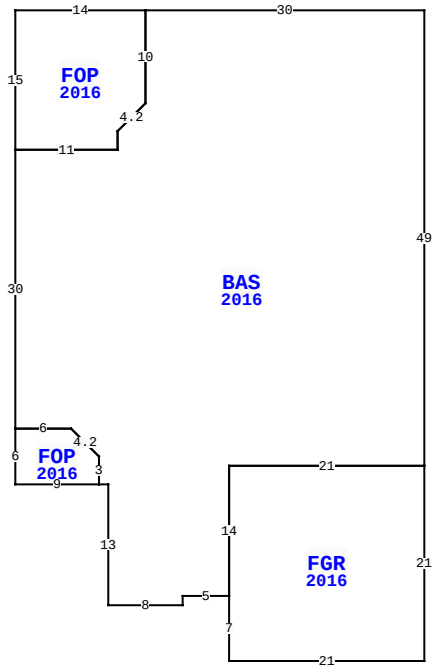
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2,117	332,401
FGR	441	55	243	38,155
FOP	50	30	15	2,356
FOP	200	30	60	9,421
TOTALS	2,808		2,435	382,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	130.1685	162.71	396,199	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 2117 HX Base Yr 2018



2854 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		382,332
TOTAL MARKET OB/XF VALUE		11,626
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		543,958
SOH/AGL Deduction		207,226
ASSESSED VALUE		336,732
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		286,732
TOTAL JUST VALUE		543,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		491,855

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152708	NEW CONSTR	0	12/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2091/0627	12/19/2016	WD	Q	I	01	340,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SHOUGH RAYMOND W						
1989/0647	6/30/2015	SW	U	V	30	172,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 FOP=[YR=2016] W14 S15 E11 N2 U3 R3 N10$ S10 D3 L3 S2 W11 S30 FOP=[YR=2016] S6 E9 N3 U3 L3 W6$ E6 D3 R3 S3E1 S13 E8 N1 E5 FGR=[YR=2016] S7 E21 N21 W21 S14$ N14 E21 N49$.

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	656.00	SF	7.00	7.00	100	2016	2016	3	96	4,408	
2	0855	CONC PAVER	0	100	0	0	129.00	SF	10.00	10.00	100	2016	2016	3	96	1,238	
3	0855	CONC PAVER	0	100	0	0	604.00	SF	10.00	10.00	100	2021	2021	3	99	5,980	

LAND DESCRIPTION

TOTAL OB/XF 11,626

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 01/14/2021 BY TWA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS