LOT 33
IN OR 2128/413
DUNES OF AMELIA PHASE 1

POPE MICHAEL A & HEATHER G
2822 SEA GRAPE N DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0033-0000

BUILDING CHARACTERISTICS

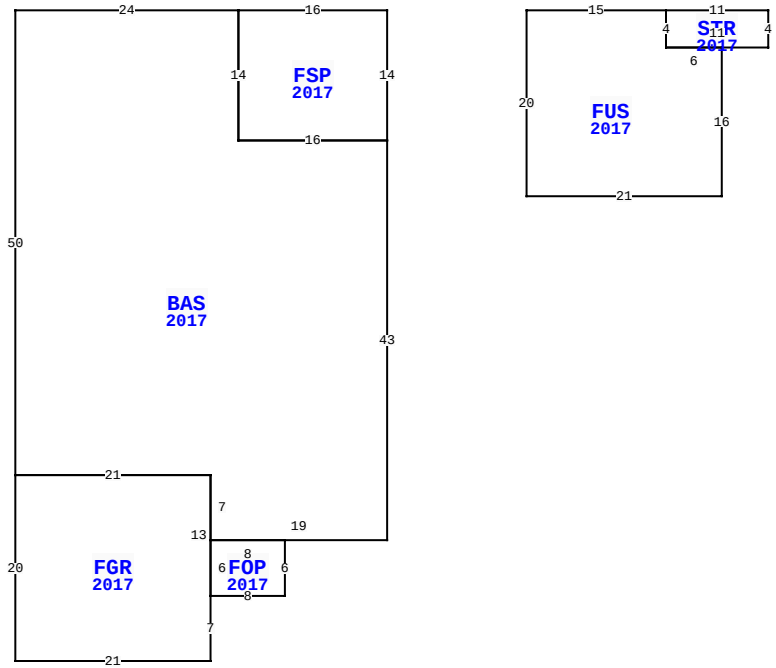
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,909	100	1,909	295,384
FGR	420	55	231	35,744
FOP	48	30	14	2,166
FSP	224	40	90	13,926
FUS	396	100	396	61,274
STR	44	10	4	619
TOTALS	3,041		2,644	409,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,644	126.9600	158.70	419,603	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2018 Heated Area: 2305 HX Base Yr 2018



2822 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		409,113
TOTAL MARKET OB/XF VALUE		4,726
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		563,839
SOH/AGL Deduction		251,836
ASSESSED VALUE		312,003
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		262,003
TOTAL JUST VALUE		563,839
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,363

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162949	CO ISSUED	0	06/14/2017
20162949	NEW CONSTR	285,932	10/28/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2128/0413	6/16/2017	WD	Q	I	01	352,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: POPE MICHAEL A & HE						
2060/0779	7/22/2016	SW	Q	V	05	688,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6$ N13 W21$ E21 S7 E19 N43 W16 N14$ S14 E16 N14$ PTR= E15 FUS=[YR=2017] E15 STR=[YR=2017] E11 S4 W11 N4$ S4 E6 S16 W21 N20$ W15 $.

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	648.00	SF	7.00	7.00	100	2017	2017	3	97	4,400	
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 4,726

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