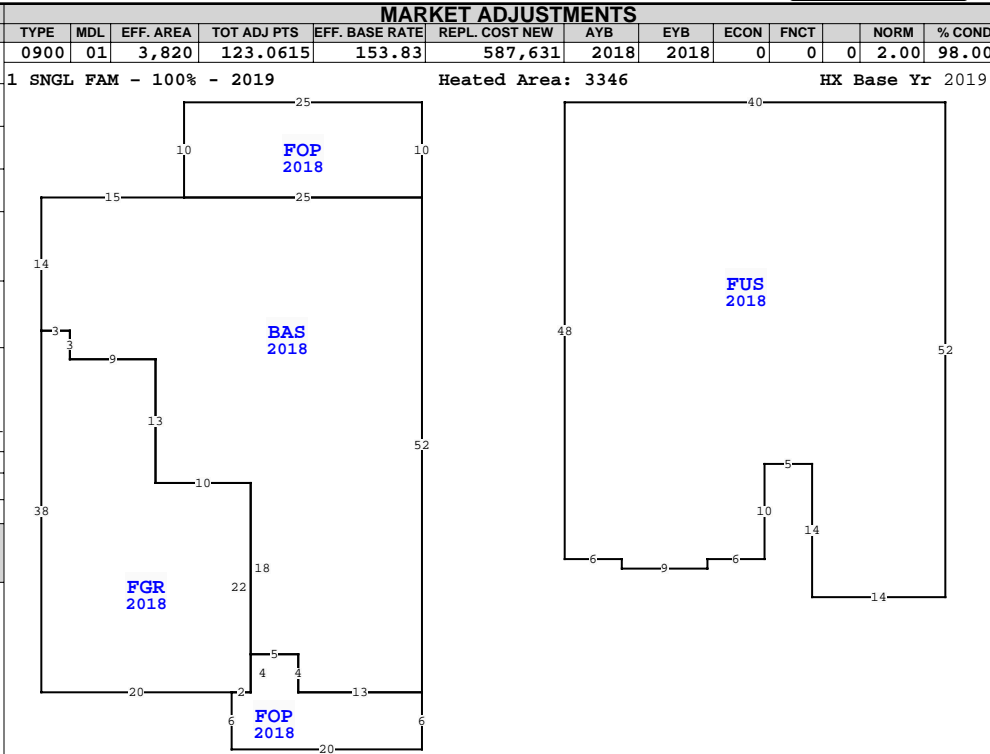


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 100
Roof Structur	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 90
Roof Cover	12 MODULAR MT 10
Interior Wall	05 DRYWALL 100
Interior Floo	11 CLAY TILE 60
Interior Floo	14 CARPET 40
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	5 100
Bathrooms	4 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
Occupancy	00 NONE 100



MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,820	123.0615	153.83	587,631	2018	2018	0	0	2.00	98.00

QUALITY	CD	QUALITY LEVEL
06	06	Quality Level 06

DOR CODE	CD	SINGLE FAMILY
0100	01	SINGLE FAMILY

MAP NUM	MKT AREA	CD
2121.00	01	01

NEIGHBORHOOD/LOC				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	1,411	212,713
FGR	649	55	357	53,819
FOP	140	30	42	6,332
FOP	250	30	75	11,306
FUS	1,935	100	1,935	291,708

TOTALS	TOTAL GROSS AREA	TOT ADJ AREA	SUBAREA MARKET VALUE
	4,385	3,820	575,878

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE			575,878
TOTAL MARKET OB/XF VALUE			5,174
TOTAL LAND VALUE - MARKET			150,000
TOTAL MARKET VALUE			731,052
SOH/AGL Deduction			336,852
ASSESSED VALUE			394,200
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			344,200
TOTAL JUST VALUE			731,052
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			670,108

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172585	NEW CONSTR	418,297	08/21/2017

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2589/0696	9/08/2022	WD	U	I	11	100

GRANTOR: KROMIDAS KYLE R & SAR
GRANTEE: ZSK TRUST
2192/1869 4/24/2018 WD Q I 01 420,900
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: KROMIDAS KYLE R & S

EXTRA FEATURES																
L N	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			7.00	100	2018	2018	3	97	5,174	

2806 N SEA GRAPE DR, FERNANDINA BEACH
BLD DATE
XF DATE
INC DATE
LGL DATE
LAND DATE
AG DATE
03/13/2024 MLU

BUILDING NOTES	
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BUILDING DIMENSIONS	
FOP=[YR=2018] W25 S10 BAS=[YR=2018] W15 S14 FGR=[YR=2018] S38 E20FOP=[YR=2018] S6 E20 N6 W13 N4 W5 S4 W2\$ E2 N22 W10 N13 W9 N3 W3\$ E3 S3 E9 S13 E10 S18 E5 S4 E13 N52 W25\$ E25 N10\$ PTR=E15 FUS=[YR=2018] E40 S52 W14 N14 W5 S10 W6 S1 W9 N1 W6 N48\$W15\$.	

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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							