

LOT 35
DUNES OF AMELIA PHASE 1
PBK 8/88

POECHMANN HARRIET A & JAMES L
2800 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034-0005

2024

00-00-30-044D-0035-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	12	HARDWOOD 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	1,917	100	1,917	280,131
FGR	441	55	243	35,509
FOP	104	30	31	4,530
FOP	210	30	63	9,206
FUS	1,154	100	1,154	168,634
STR	64	10	6	877

TOTALS	3,890		3,414	498,888
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0855	CONC PAVER	0	100	0	0	640.00	SF	7.00	7.00	
3	0855	CONC PAVER	0	100	0	0	42.00	SF	7.00	7.00	
4	0476	VF 6 SBPL	0	100	0	0	144.00	LF	32.00	32.00	
5	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,414	121.1410	151.43	516,982	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2023 Heated Area: 3071 HX Base Yr 2023											
2800 N SEA GRAPE DR, FERNANDINA BEACH											

BLD DATE			LGL DATE			03/13/2024			MLU		
XF DATE			LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 2										Tax Dist:	
BUILDING MARKET VALUE										498,888	
TOTAL MARKET OB/XF VALUE										12,395	
TOTAL LAND VALUE - MARKET										150,000	
TOTAL MARKET VALUE										661,283	
SOH/AGL Deduction										39,218	
ASSESSED VALUE										622,065	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										572,065	
TOTAL JUST VALUE										661,283	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										603,947	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161904	NEW CONSTR	375,579	07/12/2016
20151552	NEW CONSTR	422,000	07/02/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2424/1300	1/11/2021	WD	Q	I	01	510,000	
GRANTOR: CRAUN DIANA A & WILLI							
GRANTEE: POECHMANN HARRIET A							
2088/0293	12/07/2016	WD	Q	I	01	445,000	
GRANTOR: DS WARE HOMES LLC							
GRANTEE: CRAUN DIANA A & WIL							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W15 BAS=[YR=2016] W24 S47 FGR=[YR=2016] S21 E19 FOP=[YR=2016] S1 E20 N5 W12 N2 W6 S6 W2\$ E2 N21 W21 \$ E21 S15 E6 S2 E12 N50 W15 N14\$ S14 E15 N14\$ PTR=E15 FUS=[YR=2016] E40 S12 STR=[YR=2016] S8 W12 N4 E8 N4 E4\$ W4 S4 W8 S4 E12 S12 W11 S2 W9 N6 W20 N28\$ W15\$.											