

LOT 38
DUNES OF AMELIA PHASE 1
PBK 8/88

WOODWARD LARRY A & NANCY N
2768 SEA GRAPE NORTH DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0038-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100

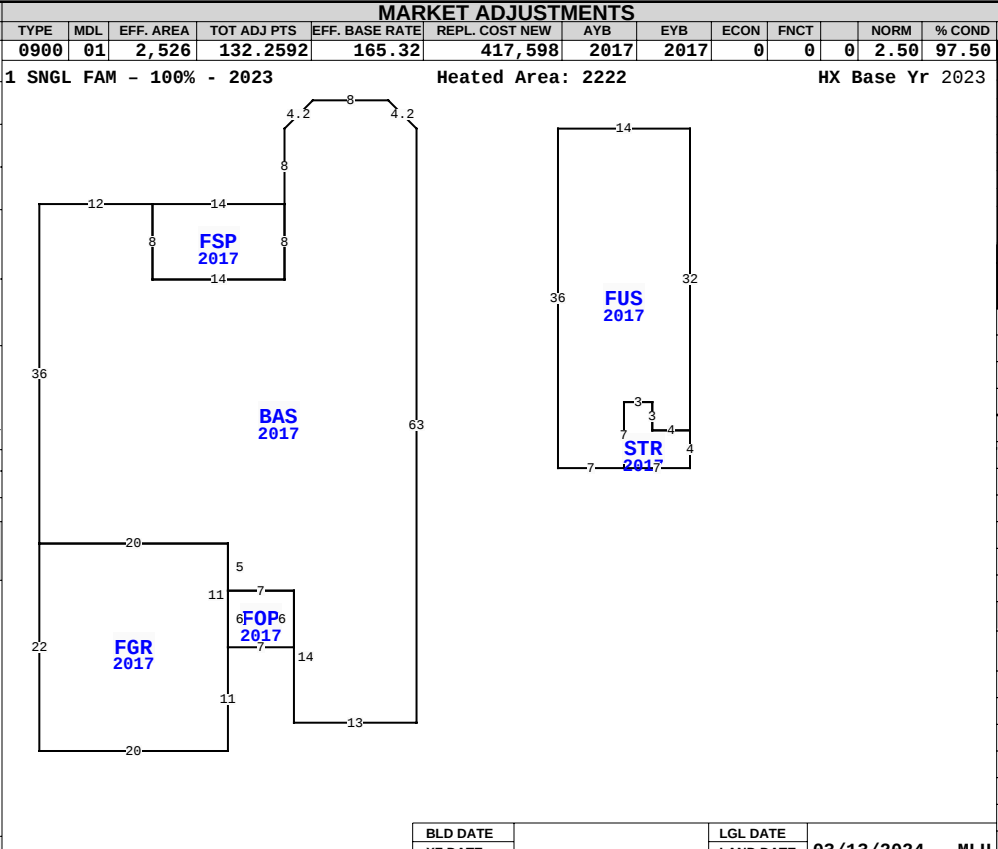
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1,755	282,884
FGR	440	55	242	39,007
FOP	42	30	13	2,095
FSP	112	40	45	7,253
FUS	467	100	467	75,274
STR	37	10	4	644

TOTALS	2,853		2,526	407,158
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	636.00	SF	7.00
2	0855	CONC PAVER	0	100	21	3	63.00	SF	7.00
3	0476	VF 6 SBPL	0	100	0	0	103.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00

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



TOTAL OB/XF									
8,054									

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8,054									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 2									
Tax Dist:									
BUILDING MARKET VALUE									
407,158									
TOTAL MARKET OB/XF VALUE									
8,054									
TOTAL LAND VALUE - MARKET									
150,000									
TOTAL MARKET VALUE									
565,212									
SOH/AGL Deduction									
81,558									
ASSESSED VALUE									
483,654									
TOTAL EXEMPTION VALUE									
HX HB									
50,000									
BASE TAXABLE VALUE									
433,654									
TOTAL JUST VALUE									
565,212									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
511,925									

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161657	SCRN	703	05/31/2017
20162916	CO ISSUED	0	05/26/2017
20162916	NEW CONSTR	273,221	10/26/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2531/0417	1/20/2022	WD	Q	I	01	592,000	
GRANTOR: DRUCKREY SCOT R & LIS							
GRANTEE: WOODWARD LARRY A &							
2125/0921	5/30/2017	WD	Q	I	02	342,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DRUCKREY SCOT R & L							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] U3 L3 W8 D3 L3 S8 FSP=[YR=2017] W14 S8 E14 N8\$ S8 W14 N8 W12 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6\$ N11 W20\$ E20 S5 E7 S14 E13 N63\$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3E4\$ W4 N3 W3 S7 W7 N36 \$ W15\$.									