

LOT 40  
DUNES OF AMELIA PHASE 1  
PBK 8/88

CRANSTON EDWARD &/FRANZA LORRAINE  
2734 SEA GRAPE DR N  
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0040-0000



| 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                 |    | 4 100          |
| Bathrooms                |    | 2 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

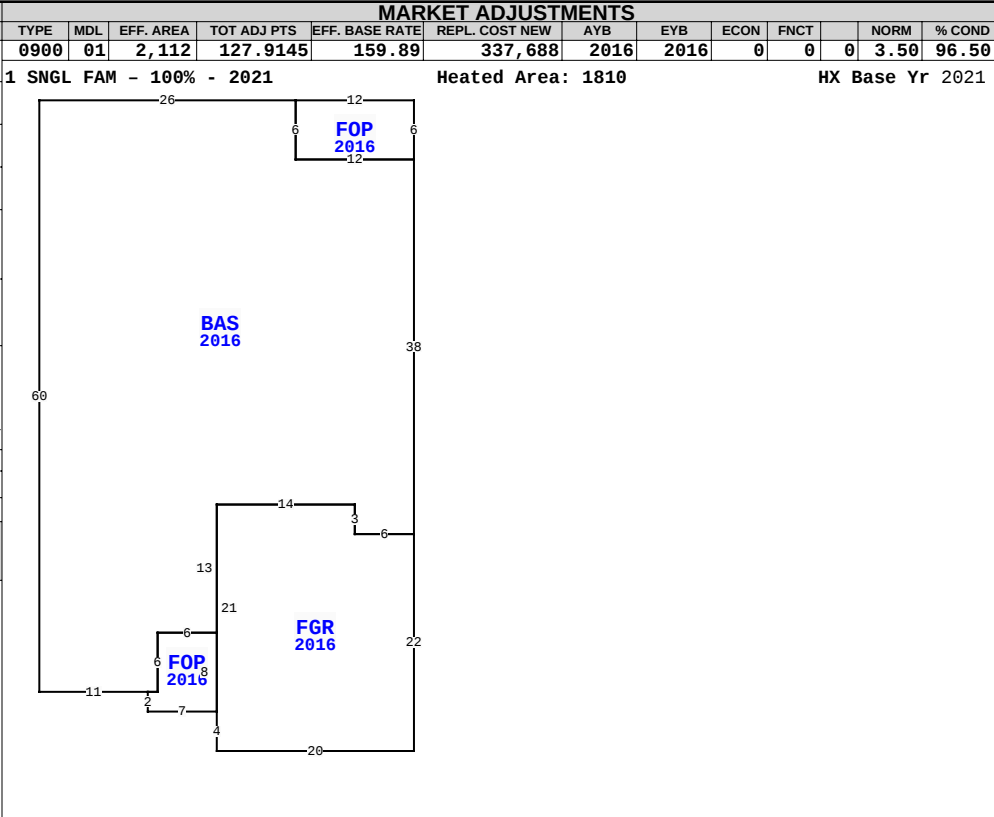
|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 06      | Quality Level 06 |
| DOR CODE         | 0100    | SINGLE FAMILY    |
| MAP NUM          |         | MKT AREA 01      |
| NEIGHBORHOOD/LOC | 2121.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,810            | 100         | 1,810        | 279,272              |
| FGR       | 482              | 55          | 265          | 40,888               |
| FOP       | 50               | 30          | 15           | 2,314                |
| FOP       | 72               | 30          | 22           | 3,395                |

|        |       |       |         |
|--------|-------|-------|---------|
| TOTALS | 2,414 | 2,112 | 325,869 |
|--------|-------|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|----|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 636.00 | SF | 7.00  | 7.00           | 4,274 |
| 2              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 36.00  | SF | 7.00  | 7.00           | 242   |
| 3              | 0911       | SCRN RM A   | 0   | 100 | 11 | 12 | 132.00 | SF | 17.50 | 17.50          | 2,148 |
| 4              | 0810       | CONCRETE A  | 0   | 100 | 11 | 12 | 132.00 | SF | 6.50  | 6.50           | 849   |

| 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        |       |



|                                       |          |           |            |     |
|---------------------------------------|----------|-----------|------------|-----|
| 2734 N SEA GRAPE DR, FERNANDINA BEACH | BLD DATE | LGL DATE  | 03/13/2024 | MLU |
|                                       | XF DATE  | LAND DATE |            |     |
|                                       | INC DATE | AG DATE   |            |     |

| 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  | 636.00 | SF | 7.00  | 7.00           | 100       | 2016    | 2016        | 3 | 96     | 4,274           |       |
| 2   | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 36.00  | SF | 7.00  | 7.00           | 100       | 2016    | 2016        | 3 | 96     | 242             |       |
| 3   | 0911       | SCRN RM A   | 0   | 100 | 11 | 12 | 132.00 | SF | 17.50 | 17.50          | 100       | 2021    | 2021        | 3 | 93     | 2,148           |       |
| 4   | 0810       | CONCRETE A  | 0   | 100 | 11 | 12 | 132.00 | SF | 6.50  | 6.50           | 100       | 2021    | 2021        | 3 | 99     | 849             |       |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 7,513       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |           |  |
|---------------------------|--|--|--|--|--|--|--|--|--|-----------|--|
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |           |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  | STANDARD  |  |
| Tax Group: 2              |  |  |  |  |  |  |  |  |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  | 325,869   |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  | 7,513     |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  | 150,000   |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  | 483,382   |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  | 215,664   |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  | 267,718   |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  | 50,000    |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  | 217,718   |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  | 483,382   |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  | 0         |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  | 433,850   |  |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED     |
|------------|-------------|-----|------------|
| 20200711   | ADDITION    | 0   | 10/08/2020 |
| 20161109   | NEW CONSTR  | 0   | 04/21/2016 |

| SALES DATA                    |           |              |        |        |           |               |  |
|-------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number          | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2382/0663                     | 7/28/2020 | WD           | Q      | I      | 01        | 385,000       |  |
| GRANTOR:MATHER MARTHA S & ADA |           |              |        |        |           |               |  |
| GRANTEE:CRANSTON EDWARD & L   |           |              |        |        |           |               |  |
| 2095/1332                     | 1/13/2017 | WD           | Q      | I      | 01        | 315,000       |  |
| GRANTOR:D S WARE HOMES LLC    |           |              |        |        |           |               |  |
| GRANTEE:MATHER MARTHA STRIC   |           |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                     |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| FOP=[YR=2016] W12 BAS=[YR=2016] W26 S60 E11 FOP=[YR=2016] S2 E7 FGR=[YR=2016] S4 E20 N22 W6 N3 W14 S21\$ N8 W6 S6 W1\$ E1 N6 E6 N13 E14 S3 E6 N38 W12 N6\$ S6 E12 N6\$. |  |  |  |  |  |  |  |  |  |  |  |