LOT 41
DUNES OF AMELIA PHASE 1
PBK 8/88

NICKERSON MELISSA & CHARLES
2712 SEA GRAPE DRIVE NORTH
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

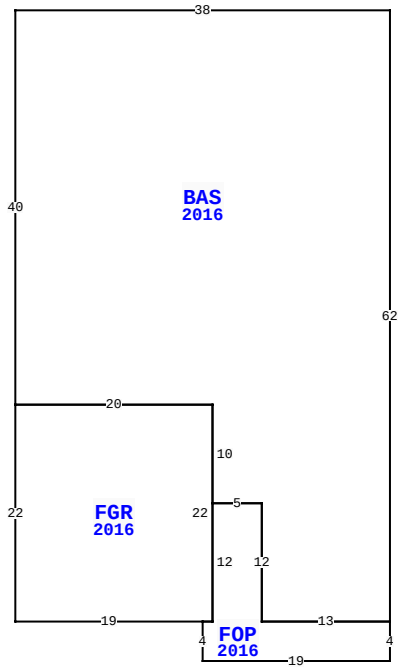
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,856	100	1,856	293,946
FGR	440	55	242	38,327
FOP	136	30	41	6,493
TOTALS	2,432		2,139	338,766

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,139	131.2955	164.12	351,053	2016	2016	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2021 Heated Area: 1856 HX Base Yr 2021



2712 N SEA GRAPE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		338,766
TOTAL MARKET OB/XF VALUE		61,440
TOTAL LAND VALUE - MARKET		150,000
TOTAL MARKET VALUE		550,206
SOH/AGL Deduction		186,379
ASSESSED VALUE		363,827
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		313,827
TOTAL JUST VALUE		550,206
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		502,316

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163278	SCRNROM	0	12/01/2016
20161113	CO ISSUED	0	11/16/2016
20161616	SWIM POOL	0	06/10/2016
20161113	NEW CONSTR	0	04/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2288/1287	6/27/2019	WD	Q	I	01	390,000
GRANTOR: COOLEY TROY & LAURA C						
GRANTEE: NICKERSON MELISSA &						
2085/1424	11/22/2016	WD	Q	I	01	377,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: COOLEY TROY & LAURA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W38 S40 FGR=[YR=2016] S 22 E19 FOP=[YR=2016] S4 E19 N4 W13 N12 W5 S12 W1$ E1 N22 W20$ E20 S10 E5 S12 E13 N62$.

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	706.00	SF	7.00	7.00	100	2016	2016	3	96	4,744	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	7.00	7.00	100	2016	2016	3	96	181	
3	0861	POOL GUNIT	0	100	0	0	312.00	SF	85.00	85.00	100	2016	2016	3	81	21,481	
4	0911	SCRN RM A	0	100	0	0	950.00	SF	17.50	17.50	100	2016	2016	3	74	12,303	
5	0855	CONC PAVER	0	100	0	0	638.00	SF	7.00	7.00	100	2016	2016	3	96	4,287	
6	0855	CONC PAVER	0	100	0	0	18.00	SF	7.00	7.00	100	2016	2016	3	96	121	
7	0911	SCRN RM A	0	100	0	0	912.00	SF	17.50	17.50	100	2016	2016	3	74	11,810	
8	0871	POOL HTR R	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2016	2016	3	74	1,480	
9	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2016	2016	3	90	4,493	
10	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	90	540	

TOTAL OB/XF 61,440

LAND DESCRIPTION

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 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS