LOT 42
DUNES OF AMELIA PHASE 1
PBK 8/88

STUART LEE W LIVNG TRUST
PO BOX 16749
FERNANDINA BEACH, FL 32035-3130

2024

00-00-30-044D-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

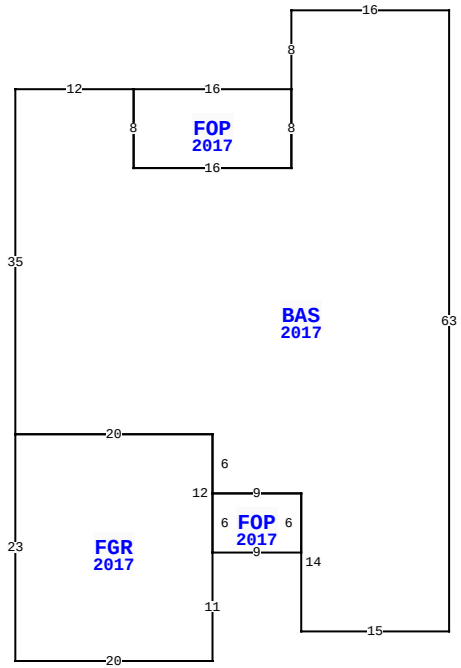
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,894	100	1,894	303,072
FGR	460	55	253	40,484
FOP	54	30	16	2,560
FOP	128	30	38	6,081
TOTALS	2,536		2,201	352,197

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,201	131.2955	164.12	361,228	2017	2017	0	0	0	2.50	97.50

1 SNGL FAM – 0% - 0 Heated Area: 1894 HX Base Yr



2700 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	352,197
TOTAL MARKET OB/XF VALUE	48,515
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	550,712
SOH/AGL Deduction	107,029
ASSESSED VALUE	443,683
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	443,683
TOTAL JUST VALUE	550,712
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	501,362

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172560	ENCLOSURE	9,810	08/18/2017
20171883	SWIM POOL	34,656	06/20/2017
20162911	CO ISSUED	0	05/25/2017
20162911	NEW CONSTR	238,630	10/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2511/0289	10/29/2021	QC	U	I	11	100
GRANTOR: STUART LEE W						
GRANTEE: STUART LEE W LIVNG						
2508/0455	10/18/2021	QC	U	I	11	100
GRANTOR: STUART LEE W L/E						
GRANTEE: STUART LEE W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W16 S8 FOP=[YR=2017] W16 S8 E16 N8$ S8 W16 N8 W12 S35 FGR=[YR=2017] S23 E20 N11 FOP=[YR=2017] E9 N6 W9 S6$ N12 W20$ E20 S6 E9 S14 E15 N63$.

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	0	0	0	731.00	SF	7.00	7.00	100	2017	2017	3	97	4,963	
2	0855	CONC PAVER	0	0	0	0	76.00	SF	7.00	7.00	100	2017	2017	3	97	516	
3	0476	VF 6 SBPL	0	0	0	0	40.00	LF	32.00	32.00	100	2017	2017	3	92	1,178	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
5	0861	POOL GUNIT	0	0	0	0	288.00	SF	85.00	85.00	100	2017	2017	3	84	20,563	
6	0911	SCRN RM A	0	0	0	0	1,124.00	SF	17.50	17.50	100	2017	2017	3	78	15,343	
7	0855	CONC PAVER	0	0	0	0	836.00	SF	7.00	7.00	100	2017	2017	3	97	5,676	

LAND DESCRIPTION

TOTAL OB/XF 48,515

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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000							

REVIEW DATE 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/06/2024 BY SYS