

LOT 43
IN OR 2139/387
DUNES OF AMELIA PHASE 1

BIRTHWHISTLE DENNIS M & SANDRA K
493 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0043-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

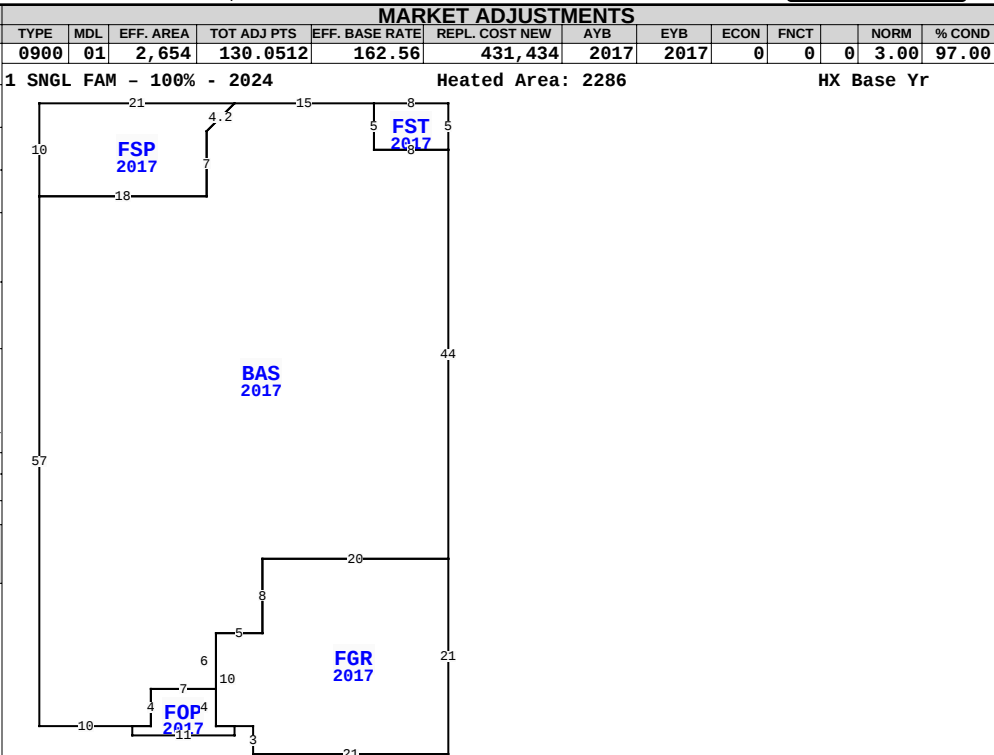
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2121.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,286	100	2,286	360,464
FGR	473	55	260	40,998
FOP	39	30	12	1,892
FSP	185	40	74	11,668
FST	40	55	22	3,469

TOTALS	3,023		2,654	418,491
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0855	CONC PAVER	0 100	0	0	628.00	SF	7.00	7.00
2	0855	CONC PAVER	0 100	0	0	70.00	SF	7.00	7.00
3	0861	POOL GUNIT	0 100	0	0	422.00	SF	85.00	85.00
4	0911	SCRN RM A	0 100	0	0	720.00	SF	17.50	17.50
5	0855	CONC PAVER	0 100	0	0	298.00	SF	7.00	7.00
6	0855	CONC PAVER	0 100	4	5	20.00	SF	7.00	7.00
7	0855	CONC PAVER	0 100	4	4	16.00	SF	7.00	7.00
8	0871	POOL HTR R	0 100	0	0	1.00	UT	2,000.00	2,000.00

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



493 SARGASSO ST, FERNANDINA BEACH

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

03/13/2024 MLU

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2017	2017	3	97	4,264	
100	2017	2017	3	97	475	
100	2017	2017	3	84	30,131	
100	2017	2017	3	78	9,828	
100	2017	2017	3	97	2,023	
100	2017	2017	3	97	136	
100	2017	2017	3	97	109	
100	2017	2017	3	78	1,560	

TOTAL OB/XF 48,526

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		418,491	
TOTAL MARKET OB/XF VALUE		48,526	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		617,017	
SOH/AGL Deduction		0	
ASSESSED VALUE		617,017	
TOTAL EXEMPTION VALUE		13	617,017
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		617,017	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		564,823	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172246	SCRNRM	6,712	07/21/2017
20171258	SWIM POOL	48,000	04/27/2017
20170592	NEW CONSTR	284,658	03/01/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2139/0387	7/31/2017	WD	Q	I	01
GRANTOR: D S WARE HOMES LLC					SALE PRICE
GRANTEE: BIRTHWHISTLE DENNIS					424,900
1952/0332	12/12/2014	SW	Q	V	05
GRANTOR: PARKWAY DUNES LLC					516,000
GRANTEE: D S WARE HOMES LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
FST=[YR=2017] W8 BAS=[YR=2017] W15 FSP=[YR=2017] W21 S10 E18 N7 U3 R3 \$ D3 L3 S7 W18 S57 E10 FOP=[YR=2017] S1 E11 N1 FGR=[YR=2017] E2 S3 E21 N21 W20 S8 W5 S10 E2\$ W2 N4 W7 S4 W2\$ E2 N4 E7 N6 E5 N8 E20 N44 W8 N5\$ S5 E8 N5\$.									