

LOT 44
IN OR 2181/1320
DUNES OF AMELIA PHASE 1

SUNSHINE BAYOU LLC
96303 HIGH POINTE DR
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0044-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	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	1,924	100	1,924	315,301
FGR	460	55	253	41,461
FOP	54	30	16	2,622
FOP	238	30	71	11,636
FUS	470	100	470	77,023
STR	58	10	6	983

TOTALS	3,204		2,740	449,026
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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	0	0	0	640.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	63.00	SF	7.00

1 SNGL FAM - 0% - 0

Heated Area: 2394

HX Base Yr

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

461 SARGASSO ST, FERNANDINA BEACH										XF DATE	LAND DATE	03/13/2024	MLC
										INC DATE	AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
640.00	SF	7.00	7.00	100	2017	2017	3	97	4,346				
63.00	SF	7.00	7.00	100	2017	2017	3	97	428				

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				449,026	
TOTAL MARKET OB/XF VALUE				4,774	
TOTAL LAND VALUE - MARKET				150,000	
TOTAL MARKET VALUE				603,800	
SOH/AGL Deduction				122,849	
ASSESSED VALUE				480,951	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				480,951	
TOTAL JUST VALUE				603,800	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				548,547	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171620	CO ISSUED	0	01/11/2018
20171620	NEW CONSTR	299,064	05/26/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2181/1320	2/28/2018	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: SUNSHINE BAYOU LLC					
2081/1657	11/03/2016	SW	Q	V	05
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W12 FOP=[YR=2017] N7 W16 S15 E14 U2 R2 N6\$ S6 D2 L2 W14 N15 W16 S63 E15 N8 FOP=[YR=2017] E9 FGR=[YR=2017] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N36\$ PTR=E15 FUS=[YR=2017] E14 S36 W7 STR=[YR=2017] W13 N4 E10 N2 E3 S6\$ N6 W3 S2 W4 N32\$ W15\$.									