

LOT 51
DUNES OF AMELIA PHASE 1
PBK 8/88

COON MICHAEL & SUSAN
305 SARGASSO ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0051-0000



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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,205	100	2,205	342,963
FGR	462	55	254	39,507
FOP	131	30	39	6,066
FOP	160	30	48	7,466
TOTALS	2,958		2,546	396,001

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0855	CONC PAVER	0	100	0	632.00	SF	7.00	7.00	100	2016
2	0855	CONC PAVER	0	100	0	57.00	SF	7.00	7.00	100	2016
3	0911	SCRN RM A	0	100	10	120.00	SF	17.50	17.50	100	2019
4	0855	CONC PAVER	0	100	10	120.00	SF	10.00	10.00	100	2019

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,546	128.9472	161.18	410,364	2016	2016	0	0	3.50	96.50
1 SNGL FAM - 100% - 2023											
Heated Area: 2205											
HX Base Yr 2023											

305 SARGASSO ST, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
03/13/2024 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 2											
Tax Dist:											
BUILDING MARKET VALUE											
396,001											
TOTAL MARKET OB/XF VALUE											
7,612											
TOTAL LAND VALUE - MARKET											
150,000											
TOTAL MARKET VALUE											
553,613											
SOH/AGL Deduction											
332,581											
ASSESSED VALUE											
221,032											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
171,032											
TOTAL JUST VALUE											
553,613											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
500,905											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190041	SCRNROOM	0	02/11/2019
20152771	CO ISSUED	0	06/07/2016
20152771	NEW CONSTR	273,384	11/30/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2332/0115	1/08/2020	WD	Q	I	02	420,000	
GRANTOR:FRITZINGER-HEARN LIND							
GRANTEE:COON MICHAEL & SUSA							
2055/0483	6/21/2016	WD	Q	I	01	346,000	
GRANTOR:DS WARE HOMES LLC							
GRANTEE:FRITZINGER-HEARN LI							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FOP=[YR=2016] W16 BAS=[YR=2016] W28 S49 FGR=[YR=2016] S21 E21											
N4 FOP=[YR=2016] E13 N2 E8 N5 W21 S7\$ N20 W7 S3 W14 \$ E14 N3											
E7 S13 E23 N49 W16 N10\$ S10 E16 N10\$.											