

LOT 92
IN OR 2172/695
DUNES OF AMELIA PHASE 1

WALSH JAMES E & LINDA
2865 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0092-0000



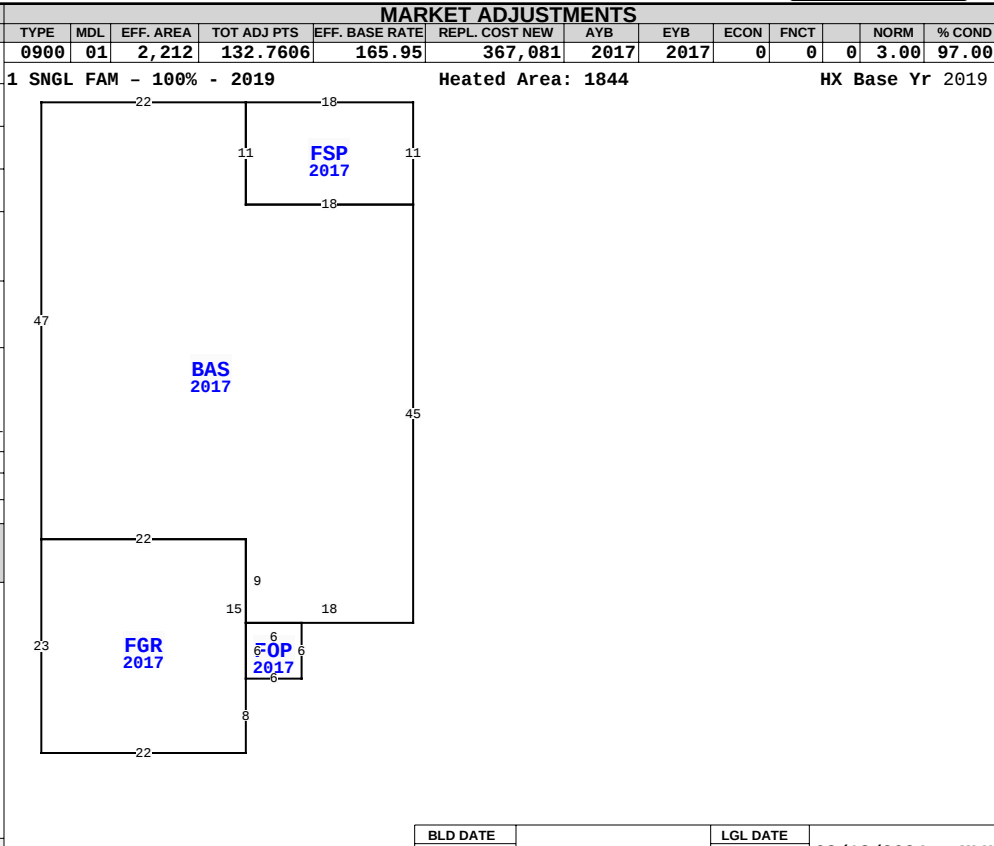
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		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	1,844	100	1,844	296,832
FGR	506	55	278	44,750
FOP	36	30	11	1,770
FSP	198	40	79	12,717
TOTALS	2,584		2,212	356,069

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0855	CONC PAVER	0	100	0	0	616.00	SF	7.00	7.00	4,183
2	0855	CONC PAVER	0	100	0	0	85.00	SF	7.00	7.00	577

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



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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		356,069	
TOTAL MARKET OB/XF VALUE		4,760	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		510,829	
SOH/AGL Deduction		199,571	
ASSESSED VALUE		311,258	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		261,258	
TOTAL JUST VALUE		510,829	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		456,690	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172229	CO ISSUED	0	01/18/2018
20172229	NEW CONSTR	231,804	07/21/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2172/0695	1/19/2018	WD	Q	I	02
GRANTOR: D S WARE HOMES LLC					
GRANTEE: WALSH JAMES E & LIN					
2055/1426	6/28/2016	SW	Q	V	05
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: D S WARE HOMES LLC					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2017;ORIG=-18,0] W22 S47 E22 S9 E18 N45 W18 N11 \$											
FGR=[YR=2017;ORIG=-40,47] S23 E22 N8 N15 W22 \$											
FSP=[YR=2017;ORIG=0,0] W18 S11 E18 N11 \$											
FOP=[YR=2017;ORIG=-18,62] E6 N6 W6 S6 \$											