

LOT 100
DUNES OF AMELIA PHASE 1
PBK 8/88

FUSTER FAMILY TRUST/FUSTER MARK TRUSTEE
2761 SEA GRAPE DRIVE
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0100-0000



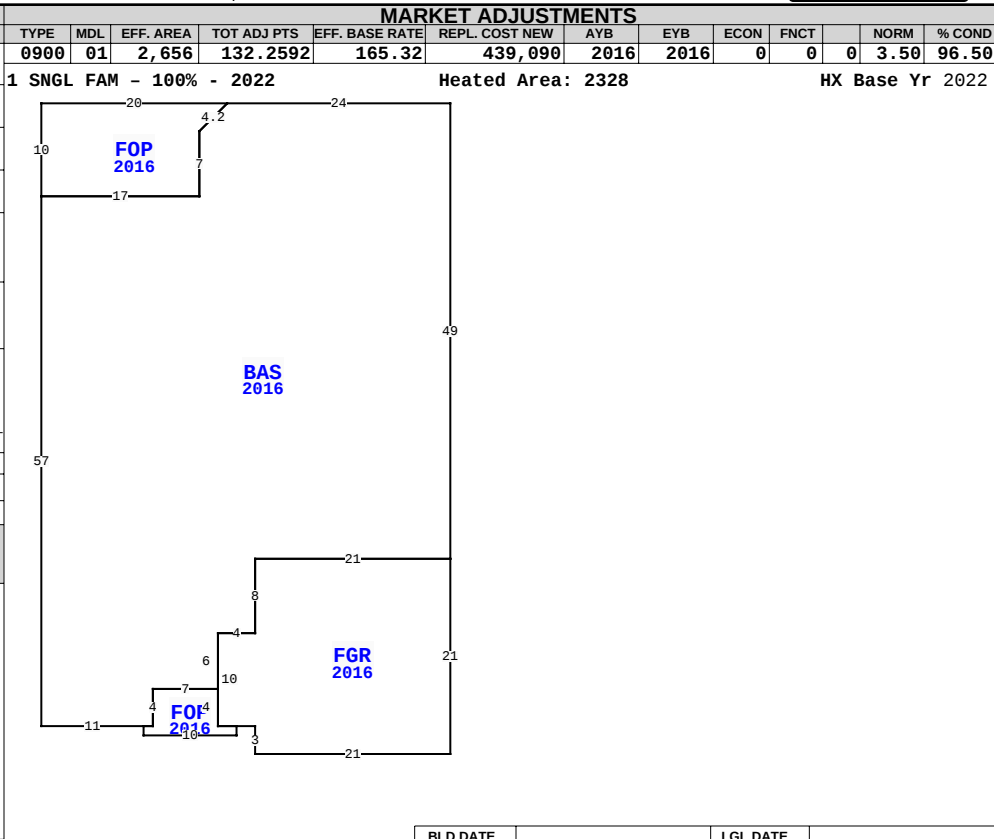
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	12	HARDWOOD 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	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	2,328	100	2,328	371,395
FGR	481	55	265	42,277
FOP	38	30	11	1,755
FOP	175	30	52	8,296
TOTALS	3,022		2,656	423,722

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0504	FP-ELECTRI	0 100	0	0	1.00	UT	2,000.00	2,000.00	100	2016
2	0855	CONC PAVER	0 100	0	0	656.00	SF	7.00	7.00	100	2016
3	0855	CONC PAVER	0 100	0	0	39.00	SF	7.00	7.00	100	2016
4	0855	CONC PAVER	0 100	0	0	165.00	SF	10.00	10.00	100	2021

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



TOTAL OB/XF											
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 2	Tax Dist:		
BUILDING MARKET VALUE	423,722		
TOTAL MARKET OB/XF VALUE	8,244		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	581,966		
SOH/AGL Deduction	95,217		
ASSESSED VALUE	486,749		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	436,749		
TOTAL JUST VALUE	581,966		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	527,965		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152769	NEW CONSTR	299,675	11/30/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2403/0036	10/16/2020	QC U	I	11		100	
GRANTOR: FUSTER MARK							
GRANTEE: FUSTER FAMILY TRUST							
2403/0020	10/16/2020	WD Q	I	02		502,500	
GRANTOR: DEFILIPPO CHARLES P &							
GRANTEE: FUSTER MARK							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2016] W24 FOP=[YR=2016] W20 S10 E17 N7 U3 R3 \$ D3 L3 S7 W17 S57 E11 FOP=[YR=2016] S1 E10 N1 FGR=[YR=2016] E2 S3 E21 N21 W21 S8 W4 S10 E2\$ W2 N4 W7 S4 W1\$ E1 N4 E7 N6 E4 N8 E21 N49\$.											