

LOT 102
DUNES OF AMELIA PHASE 1
PBK 8/88

PRICE JEFFREY S
2723 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0102-0000



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 70
Interior Floor	14	CARPET 30
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	2,180	100	2,180	344,637
FGR	476	55	262	41,420
FOP	131	30	39	6,165
FSP	160	40	64	10,118
PTO	128	5	6	949
TOTALS	3,075		2,551	403,289

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0855	CONC PAVER	0	0	0	0			
2	0855	CONC PAVER	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D
1	000100	C	SFR	0	

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0900	01	2,551	130.3824	162.98	415,762	2017	2017	0	0	0	3.00	97.00		
1 SNGL FAM - 0% - 0 Heated Area: 2180 HX Base Yr														
2723 N SEA GRAPE DR, FERNANDINA BEACH														
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/13/2024 MLU														

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 2										Tax Dist:				
BUILDING MARKET VALUE										403,289				
TOTAL MARKET OB/XF VALUE										4,787				
TOTAL LAND VALUE - MARKET										150,000				
TOTAL MARKET VALUE										558,076				
SOH/AGL Deduction										115,092				
ASSESSED VALUE										442,984				
TOTAL EXEMPTION VALUE										0				
BASE TAXABLE VALUE										442,984				
TOTAL JUST VALUE										558,076				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										503,978				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163014	CO ISSUED	0	02/24/2017
20163014	NEW CONSTR	273,384	11/03/2016

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2408/1244	11/16/2020	WD	Q	I	01	467,000	
GRANTOR: SCHULTZ WAYNE C & SHI							
GRANTEE: PRICE JEFFREY S							
2103/1867	2/27/2017	WD	Q	I	02	352,600	
GRANTOR: DS WARE HOMES LLC							
GRANTEE: SCHULTZ WAYNE C & P							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2017;ORIG=0,0] W28 S10 W16 S49 E1 E21 N13 E7 S2 E15 N48 \$														
FGR=[YR=2017;ORIG=-22,66] S4 E21 N22 W14 N2 W7 S20 \$														
FSP=[YR=2017;ORIG=-28,0] W16 S10 E16 N10 \$														
FOP=[YR=2017;ORIG=-43,59] S5 E8 S2 E13 N7 W21 \$														
PTO=[YR=2024;ORIG=-44,-8] E16 S8 W16 N8 \$														