

LOT 105
DUNES OF AMELIA PHASE 1
PBK 8/88

ROBERTS JACK THOMAS & JAN MARIE
396 SARGASSO ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0105-0000



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 Floop	11	CLAY TILE 100		
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		0 100		
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	2,041	100	2,041	338,509
FGR	441	55	243	40,302
FOP	24	30	7	1,161
FSP	180	40	72	11,942
PTO	240	5	12	1,990
TOTALS	2,926		2,375	393,904

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,375	137.4940	171.87	408,191	2016	2016	0	0	0	3.50	96.50
1 SNGL FAM - 100% - 2024 Heated Area: 2041 HX Base Yr 2024												
396 SARGASSO ST, FERNANDINA BEACH												
BLD DATE: 03/13/2024 MLU												

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			STANDARD
VALUATION BY	Tax Group: 2 Tax Dist:		
BUILDING MARKET VALUE	393,904		
TOTAL MARKET OB/XF VALUE	10,838		
TOTAL LAND VALUE - MARKET	150,000		
TOTAL MARKET VALUE	554,742		
SOH/AGL Deduction	183,732		
ASSESSED VALUE	371,010		
TOTAL EXEMPTION VALUE	HX HB 50,000		
BASE TAXABLE VALUE	321,010		
TOTAL JUST VALUE	554,742		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	502,213		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152252	CO ISSUED	0	05/18/2016
20152252	NEW CONSTR	350,000	09/14/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2649/662	6/22/2023	WD	Q	I	02	698,000
GRANTOR: GRELLER MICHAEL & JAN						
GRANTEE: ROBERTS JACK THOMAS						
2056/0603	7/01/2016	WD	Q	I	01	359,600
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: GRELLER MICHAEL & J						

EXTRA FEATURES							396 SARGASSO ST, FERNANDINA BEACH				INC DATE						AG DATE			
L N	OB/ XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/ XF MKT VALUE	NOTES			
1	0855	CONC PAVER	0	100	0	0	552.00	SF	7.00	7.00	100	2016	2016	3	96	3,709				
2	0855	CONC PAVER	0	100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	96	461				
3	0462	ST/AL FNC	0	100	160	4	640.00	SF	10.00	10.00	100	2021	2021	3	95	6,080				
4	0463	FENCE GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2021	2021	3	98	588				

BUILDING NOTES	
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BUILDING DIMENSIONS	
PTO=[YR=2016] W24 S10 BAS=[YR=2016] W16 S49 FGR=[YR=2016] S21 E21 N6 FOP=[YR=2016] E6 N4 W6 S4\$ N15 W21\$ E21 S11 E6 S4 E13 N54 FSP=[YR=2022] N10 W18 S10 E18\$ W18 N10 W6\$ E24 N10\$.	

LAND DESCRIPTION										TOTAL OB/XF										10,838									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000100	C	SFR	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	150,000.00	150,000.00	150,000												