

LOT 109
IN OR 2157/165
DUNES OF AMELIA PHASE 1

LOTT ANDREW & AUDREY
274 SARGASSO ST
FERNANDINA BEACH, FL 32034

2024

00-00-30-044D-0109-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	2121.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,531	100	1,531	238,478
FGR	470	55	258	40,188
FOP	96	30	29	4,517
FOP	111	30	33	5,140
FSP	200	40	80	12,461
FUS	1,100	100	1,100	171,343

TOTALS	3,508		3,031	472,127
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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	0	648.00	SF	7.00	7.00	100	2017
2	0855	CONC PAVER	0 100	0	0	42.00	SF	7.00	7.00	100	2017
3	0855	CONC PAVER	0 100	0	0	56.00	SF	7.00	7.00	100	2017
4	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2017

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	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		
0900	01	3,031	127.8064	159.76	484,233	2017	2017	0	0	0	2.50
1 SNGL FAM - 100% - 2024											
Heated Area: 2631											
HX Base Yr 2024											

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

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	648.00	SF	7.00	7.00	100	2017	2017	3	97	4,400	
2	0855	CONC PAVER	0 100	0	0	42.00	SF	7.00	7.00	100	2017	2017	3	97	285	
3	0855	CONC PAVER	0 100	0	0	56.00	SF	7.00	7.00	100	2017	2017	3	97	380	
4	0810	CONCRETE A	0 100	3	4	12.00	SF	6.50	6.50	100	2017	2017	3	97	76	

TOTAL OB/XF											
5,141											

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		472,127	
TOTAL MARKET OB/XF VALUE		5,141	
TOTAL LAND VALUE - MARKET		150,000	
TOTAL MARKET VALUE		627,268	
SOH/AGL Deduction		211,711	
ASSESSED VALUE		415,557	
TOTAL EXEMPTION VALUE		HX HB 50,000	
BASE TAXABLE VALUE		365,557	
TOTAL JUST VALUE		627,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		570,956	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170153	NEW CONSTR	324,911	01/18/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2157/0165	10/31/2017	WD	Q	I	01
GRANTOR: NEW ATLANTIC BUILDERS					
GRANTEE: LOTT ANDREW & AUDRE					
2045/0714	5/11/2016	WD	Q	V	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: NEW ATLANTIC BUILD					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=2017] W14 FSP=[YR=2017] N10 W20 S10 E20\$ W22 S51					
FOP=[YR=2017] S6 E16 FGR=[YR=2017] S3 E20 N26 W3 S5 W10 N5 W7					
S23\$ N9 W5 S3 W11\$ E11 N3 E5 N14 E7 S5 E10 N5 E3 N34\$ PTR=E15					
FUS=[YR=2017] E36 S31 W20 FOP=[YR=2017] S5 W16 N6 E16 S1\$ N1					
W16 N30\$ W15\$.					