LOT 20
DUNES OF AMELIA PHASE 1
PBK 8/88

STENSON DAVID A & PAMELA J REVOC LVT TRUST/STENSON
2969 S SEA GRAPE DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0020-0000

NASSAU COUNTY PROPERTY

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 50
Interior Floo	14	CARPET 50
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

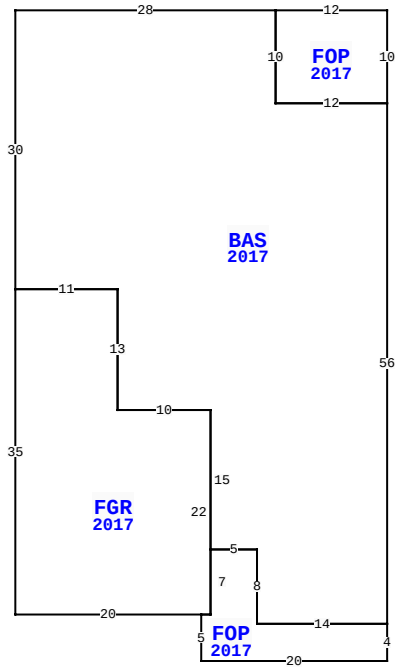
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,854	100	2017	1,854	311,677
FGR	605	55	2017	333	55,981
FOP	120	30	2017	36	6,052
FOP	121	30	2017	36	6,052
TOTALS	2,700			2,259	379,762

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	131.2955	173.31	391,507	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2021 Heated Area: 1854 HX Base Yr



2969 S SEA GRAPE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		379,762
TOTAL MARKET OB/XF VALUE		67,279
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		612,041
SOH/AGL Deduction		49,358
ASSESSED VALUE		562,683
TOTAL EXEMPTION VALUE	13	562,683
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		612,041
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		580,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211199	SWIM POOL	0	03/28/2021
20170777	NEW CONSTR	241,732	03/16/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0905	2/19/2020	WD	Q	I	02	379,900
GRANTOR: KOHLER PROPERTY DEVEL						
GRANTEE: STENSON DAVID A & P						
2157/0458	10/31/2017	WD	Q	I	01	330,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KOHLER PROPERTY DEV						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W12 BAS=[YR=2017] W28 S30 FGR=[YR=2017] S35 E20 FOP=[YR=2017] S5 E20 N4 W14 N8 W5 S7 W1$ E1 N22 W10 N13 W11$ E11 S13 E10 S15 E5 S8 E14 N56 W12 N10$ S10 E12 N10$.

EXTRA FEATURES

LN	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	592.00	SF	7.00	7.00	100	2017	2017	3	96	3,978	
2	0855	CONC PAVER	0	100	0	0	27.00	SF	7.00	7.00	100	2017	2017	3	96	181	
3	0861	POOL GUNIT	0	100	0	0	363.00	SF	85.00	85.00	100	2022	2022	3	95	29,312	
4	0912	SCRN RM G	0	100	0	0	1,160.00	SF	20.00	20.00	100	2022	2022	3	93	21,576	
5	0855	CONC PAVER	0	100	0	0	797.00	SF	10.00	10.00	100	2022	2022	3	99	7,890	
6	0855	CONC PAVER	0	100	0	0	64.00	SF	10.00	10.00	100	2022	2022	3	99	634	
7	0476	VF 6 SBPL	0	100	0	0	110.00	LF	32.00	32.00	100	2017	2017	3	90	3,168	
8	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	90	540	

LAND DESCRIPTION

TOTAL OB/XF 67,279

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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	RES	100		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS