

LOT 22
IN OR 2060/1697
DUNES OF AMELIA PHASE 1

NEMETH STEPHEN W & ROBIN
2945 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0022-0000



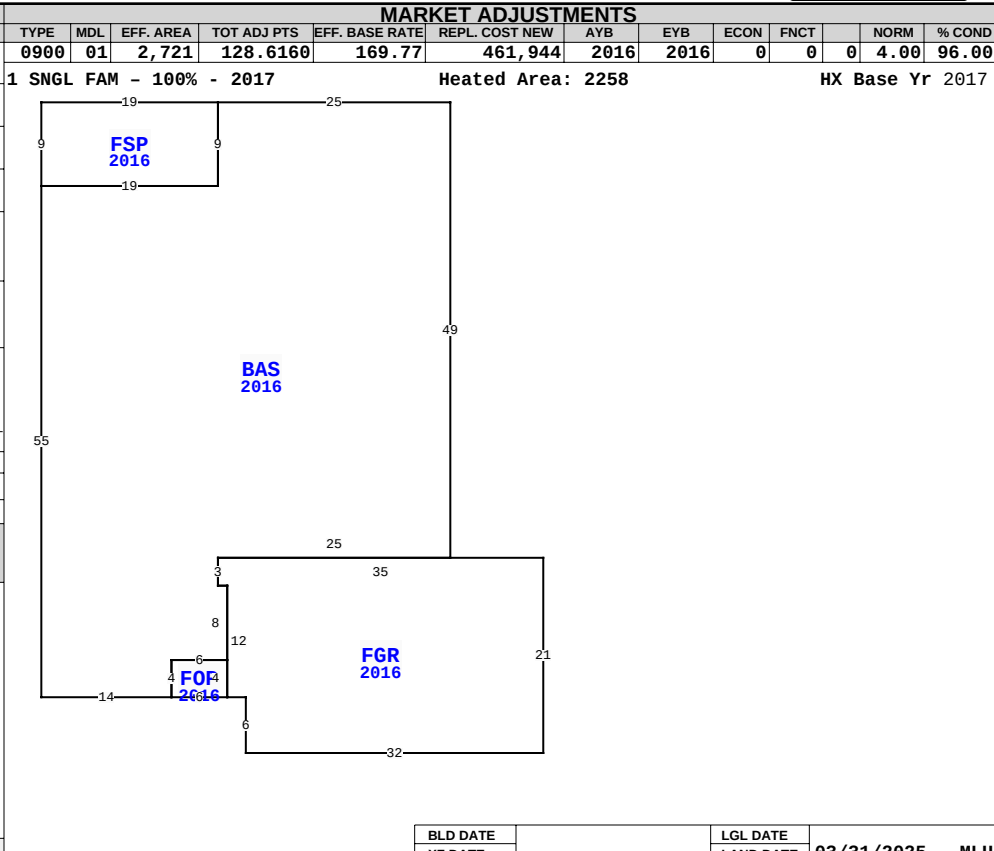
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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	2,258	100	2016	2,258	368,007
FGR	705	55	2016	388	63,236
FOP	24	30	2016	7	1,140
FSP	171	40	2016	68	11,082
TOTALS	3,158			2,721	443,466

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	1,452.00	SF	10.00
2	0855	CONC PAVER	0	100	0	0	72.00	SF	10.00
3	0861	POOL GUNIT	0	100	0	0	582.00	SF	85.00
4	0845	KOOL DECK	0	100	0	0	591.00	SF	7.25
5	0476	VF 6 SBPL	0	100	0	0	390.00	LF	32.00
6	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00
7	0855	CONC PAVER	0	100	0	0	432.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RLM	0.00	0.00	1.00



TOTAL OB/XF									
73,054									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		443,466	
TOTAL MARKET OB/XF VALUE		73,054	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		681,520	
SOH/AGL Deduction		253,707	
ASSESSED VALUE		427,813	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		377,091	
TOTAL JUST VALUE		681,520	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		647,007	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152896	CO ISSUED	0	06/27/2016
20153009	SWIM POOL	33,000	12/31/2015
20152896	NEW CONSTR	290,752	12/14/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2060/1697	7/15/2016	WD Q	I	I	01
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: NEMETH STEPHEN W &					
1951/0329	12/05/2014	SW U	V	V	30
GRANTOR: PARKWAY DUNES LLC					
GRANTEE: RIVERSIDE HOMES OF					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2016] W25 FSP=[YR=2016] W19 S9 E19 N9\$ S9 W19 S55 E14									
FOP=[YR=2016] E6 FGR=[YR=2016] E2 S6 E32 N21 W35 S3 E1 S12\$									
N4 W6 S4\$ N4 E6 N8 W1 N3 E25 N49\$.									