

LOT 23
DUNES OF AMELIA PHASE 1
PBK 8/88

MACLEOD CHARLENE L/E/
2940 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0023-0000



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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,962	100	2015	1,962	314,146
FGR	434	55	2015	239	38,268
FOP	78	30	2015	23	3,682
FOP	182	30	2015	55	8,806
FUS	572	100	2015	572	91,586
TOTALS	3,228			2,851	456,489

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0855	CONC PAVER	0	100	0	0	496.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	52.00	SF	7.00
4	0861	POOL GUNIT	0	100	0	0	444.00	SF	85.00
5	0855	CONC PAVER	0	100	0	0	929.00	SF	7.00
6	0911	SCRN RM A	0	100	0	0	1,152.00	SF	17.50

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

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,851	127.0175	167.66	477,999	2015	2015	0	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2016 Heated Area: 2534 HX Base Yr 2016													
2940 S SEA GRAPE DR, FERNANDINA BEACH													

TOTAL OB/XF													
58,101													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		456,489	
TOTAL MARKET OB/XF VALUE		58,101	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		679,590	
SOH/AGL Deduction		281,844	
ASSESSED VALUE		397,746	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		347,024	
TOTAL JUST VALUE		679,590	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		644,672	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181474	SCRNENCL	19,801	05/02/2018
20161553	SWIM POOL	30,000	06/02/2016
20150403	NEW CONSTR	374,485	02/23/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2563/1017	5/17/2022	LE U	I	I	11
GRANTOR: MACLEOD CHARLENE					
GRANTEE: ODUEKE NATALIE LYNN					
2015/0757	11/20/2015	WD	Q	I	02
GRANTOR: D S WARE HOMES LLC					
GRANTEE: MACLEOD CHARLENE					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W27 FOP=[YR=2015] W13 S14 E13 N14\$ S14 W13 S44 E5 FOP=[YR=2015] S6 E13 FGR=[YR=2015] E1 S6 E21 N20 W22 S14\$ N6 W13\$ E13 N8 E22 N50\$ PTR=E15 FUS=[YR=2015] E20 S31 W4 N3 W16 N28\$ W15\$.									