LOT 26
DUNES OF AMELIA PHASE 1
PBK 8/88

GUERIN JOHN A
3919 RIVER WALK DR
PEACHTREE CORNERS, GA 30096

2025

00-00-30-044D-0026-0000

NASSAU COUNTY PROPERTY

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	14	CARPET 60
Interior Floo	12	HARDWOOD 40
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

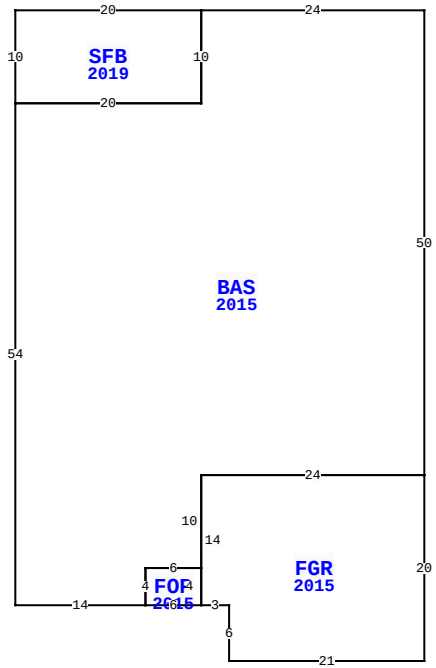
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,256	100	2015	2,256	351,654
FGR	462	55	2015	254	39,592
FOP	24	30	2015	7	1,092
SFB	200	80	2019	160	24,940
TOTALS	2,942			2,677	417,278

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,677	123.6480	163.22	436,940	2015	2015	0	0	0	4.50	95.50

1 SNGL FAM – 0% - 2025 Heated Area: 2416 HX Base Yr



2916 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	417,278
TOTAL MARKET OB/XF VALUE	4,414
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	586,692
SOH/AGL Deduction	0
ASSESSED VALUE	586,692
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	586,692
TOTAL JUST VALUE	586,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	551,634

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20181697	ENCLFOP	20,000	05/18/2018
20142613	CO ISSUED	0	04/30/2015
20142613	NEW CONSTR	251,450	12/11/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2761/1556	1/14/2025	TD	Q	I	01	699,000
GRANTOR: CHARNELL ROBERT E & K						
GRANTEE: GUERIN JOHN A						
2176/1369	2/13/2018	QC	U	I	11	100
GRANTOR: CHARNELL ROBERT E & K						
GRANTEE: THE CHARNELL REVOCA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W24 SFB=[YR=2019] W20 S10 E20 N10$ S10 W20 S54 E14 FOP=[YR=2015] E6 FGR=[YR=2015] E3 S6 E21 N20 W24 S14$ N4 W6 S4$ N4 E6 N10 E24 N50$.

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	0	0	0	432.00	SF	7.00	7.00	100	2015	2015	3	95	2,873	
2	0855	CONC PAVER	0	0	0	0	48.00	SF	7.00	7.00	100	2015	2015	3	95	319	
3	0855	CONC PAVER	0	0	15	12	180.00	SF	7.00	7.00	100	2019	2019	3	97	1,222	

LAND DESCRIPTION

TOTAL OB/XF 4,414

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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000							

REVIEW DATE 07/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS