

LOT 33
IN OR 2128/413
DUNES OF AMELIA PHASE 1

POPE MICHAEL A & HEATHER G
2822 SEA GRAPE N DRIVE
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0033-0000



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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
BAS	1,909	100
FGR	420	55
FOP	48	30
FSP	224	40
FUS	396	100
STR	44	10
TOTALS	3,041	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,644	126.9600	167.59	443,108	2017	2017	0	0	3.00	97.00
1 SNGL FAM - 100% - 2018 Heated Area: 2305 HX Base Yr 2018											
2822 N SEA GRAPE DR, FERNANDINA BEACH											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 03/31/2025 MLU											

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0855	CONC PAVER	0	100	0	0	648.00	SF	7.00	7.00	100
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100

YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
2017	2017	3	96	4,355	
2017	2017	3	96	323	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		429,815	
TOTAL MARKET OB/XF VALUE		4,678	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		599,493	
SOH/AGL Deduction		278,442	
ASSESSED VALUE		321,051	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		270,329	
TOTAL JUST VALUE		599,493	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		563,839	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162949	CO ISSUED	0	06/14/2017
20162949	NEW CONSTR	285,932	10/28/2016

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
2128/0413	6/16/2017	WD Q	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: POPE MICHAEL A & HE					
2060/0779	7/22/2016	SW Q	Q	V	05
GRANTOR: RIVERSIDE HOMES OF NO					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
FSP=[YR=2017] W16 BAS=[YR=2017] W24 S50 FGR=[YR=2017] S20 E21 N7 FOP=[YR=2017] E8 N6 W8 S6\$ N13 W21\$ E21 S7 E19 N43 W16 N14\$ S14 E16 N14\$ PTR= E15 FUS=[YR=2017] E15 STR=[YR=2017] E11 S4 W11 N4\$ S4 E6 S16 W21 N20\$ W15 \$.											

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	RES	100		RLM	0.00	0.00	1.00	LT	

TOTAL OB/XF											
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1.00	165,000.00	165,000.00	165,000								