LOT 34
DUNES OF AMELIA PHASE 1
PBK 8/88

ZSK TRUST/KROMIDAS KYLE ROBERT TRUSTEE
2806 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

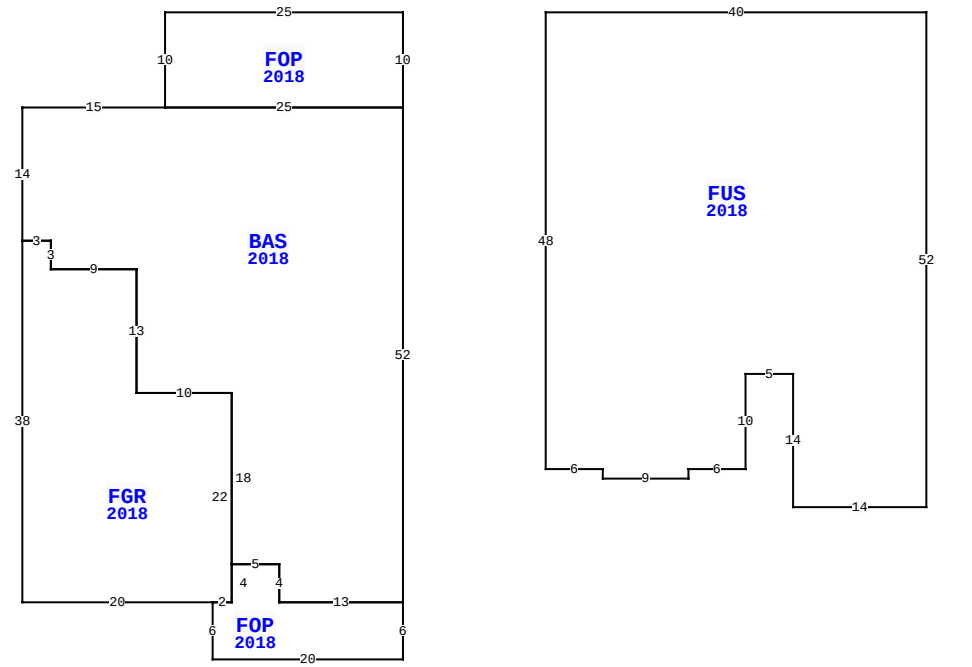
DOR CODE	0100 SINGLE FAMILY		
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,411	100	2018	1,411	223,473
FGR	649	55	2018	357	56,541
FOP	140	30	2018	42	6,651
FOP	250	30	2018	75	11,878
FUS	1,935	100	2018	1,935	306,463
TOTALS	4,385			3,820	605,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,820	123.0615	162.44	620,521	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 3346 HX Base Yr 2019



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

2806 N SEA GRAPE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		605,008
TOTAL MARKET OB/XF VALUE		5,174
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		775,182
SOH/AGL Deduction		369,550
ASSESSED VALUE		405,632
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		354,910
TOTAL JUST VALUE		775,182
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		731,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172585	NEW CONSTR	418,297	08/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2589/0696	9/08/2022	WD	U	I	11	100
GRANTOR: KROMIDAS KYLE R & SAR						
GRANTEE: ZSK TRUST						
2192/1869	4/24/2018	WD	Q	I	01	420,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KROMIDAS KYLE R & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W25 S10 BAS=[YR=2018] W15 S14 FGR=[YR=2018] S38 E20FOP=[YR=2018] S6 E20 N6 W13 N4 W5 S4 W2$ E2 N22 W10 N13 W9 N3 W3$ E3 S3 E9 S13 E10 S18 E5 S4 E13 N52 W25$ E25 N10$ PTR=E15 FUS=[YR=2018] E40 S52 W14 N14 W5 S10 W6 S1 W9 N1 W6 N48$W15$.

EXTRA FEATURES

L N	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	762.00	SF	7.00	7.00	100	2018	2018	3	97	5,174	

LAND DESCRIPTION

TOTAL OB/XF 5,174

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS