

HOSTETLER KRISTIN L & BRIAN
2792 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

00-00-30-044D-0036-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	A/YB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall	10	ABOVE AVG 100								0900	01	2,607	128.6160	169.77	442,590	2016	2016		0	0	3.50	96.50	STANDARD																
Roof Structure	08	IRREGULAR 100								1 SNGL FAM - 100% - 2017										Heated Area: 2278										HX Base Yr 2017									
Roof Cover	03	COMP SHNGL 100								FOP 2016 BAS 2016 FGR 2016 OP 2016																													
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		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	2,278	100	2016	2,278	373,200																																		
FGR	474	55	2016	261	42,759																																		
FOP	38	30	2016	11	1,802																																		
FOP	190	30	2016	57	9,338																																		
TOTALS		2,980			2,607	427,099																																	
EXTRA FEATURES										2792 N SEA GRAPE DR, FERNANDINA BEACH																													
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	624.00	SF	10.00	10.00	100	2016	2016	3	95	5,928																								
2	0855	CONC PAVER	0 100	0	0	48.00	SF	10.00	10.00	100	2016	2016	3	95	456																								
3	0476	VF 6 SBPL	0 100	0	0	39.00	LF	32.00	32.00	100	2016	2016	3	89	1,111																								
4	0470	VNYL GATE	0 100	0	0	2.00	UT	300.00	300.00	100	2016	2016	3	89	534																								
5	0866	POOL FIBER	0 100	0	0	192.00	SF	72.00	72.00	100	2022	2022	3	93	12,856																								
6	0912	SCRN RM G	0 100	0	0	880.00	SF	20.00	20.00	100	2022	2022	3	93	16,368																								
7	0855	CONC PAVER	0 100	0	0	114.00	SF	10.00	10.00	100	2022	2022	3	99	1,129																								
8	0855	CONC PAVER	0 100	0	0	183.00	SF	10.00	10.00	100	2022	2022	3	99	1,812																								
LAND DESCRIPTION										TOTAL OB/XF										40,194																			
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 04/06/2023 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SJS																																							