LOT 38
DUNES OF AMELIA PHASE 1
PBK 8/88

KASIK KAREN LOIUSE & JOHN
2768 SEA GRAPE NORTH DR
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0038-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

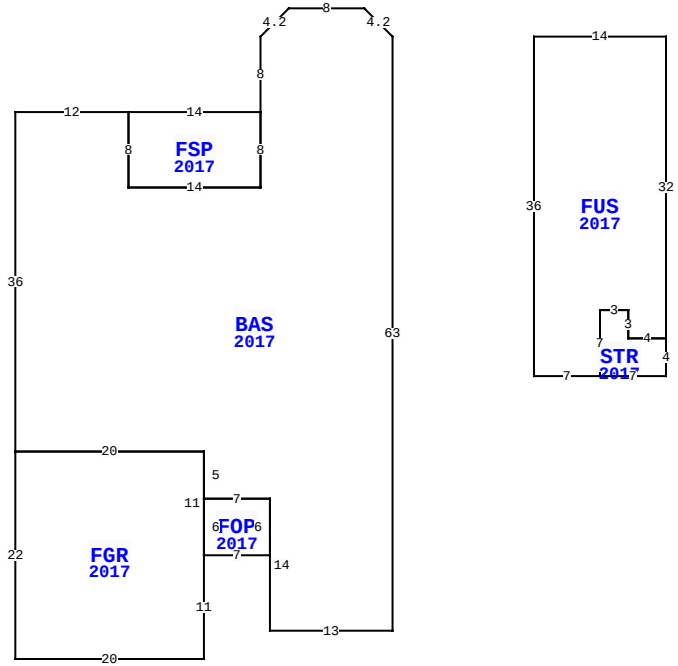
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	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	1,755	100	2017	1,755	297,196
FGR	440	55	2017	242	40,981
FOP	42	30	2017	13	2,202
FSP	112	40	2017	45	7,620
FUS	467	100	2017	467	79,083
STR	37	10	2017	4	677
TOTALS	2,853			2,526	427,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,526	132.2592	174.58	440,989	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2025 Heated Area: 2222 HX Base Yr 2025



2768 N 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		427,759
TOTAL MARKET OB/XF VALUE		7,933
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		600,692
SOH/AGL Deduction		0
ASSESSED VALUE		600,692
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		549,970
TOTAL JUST VALUE		600,692
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		565,212

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2024-0694	POOL	0	02/11/2025
20161657	SCRN	703	05/31/2017
20162916	CO ISSUED	0	05/26/2017
20162916	NEW CONSTR	273,221	10/26/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2745/917	10/23/2024	WD	Q	I	02	704,000
GRANTOR: WOODWARD LARRY A & NA						
GRANTEE: KASIK KAREN LOIUSE						
2531/0417	1/20/2022	WD	Q	I	01	592,000
GRANTOR: DRUCKREY SCOT R & LIS						
GRANTEE: WOODWARD LARRY A &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] U3 L3 W8 D3 L3 S8 FSP=[YR=2017] W14 S8 E14 N8$ S8 W14 N8 W12 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] S4 W7 N7 E3 S3E4$ W4 N3 W3 S7 W7 N36 $ W15$.

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	100	0	0	636.00	SF	7.00	7.00	100	2017	2017	3	96	4,274	
2	0855	CONC PAVER	0	100	21	3	63.00	SF	7.00	7.00	100	2017	2017	3	96	423	
3	0476	VF 6 SBPL	0	100	0	0	103.00	LF	32.00	32.00	100	2017	2017	3	90	2,966	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	90	270	

LAND DESCRIPTION

TOTAL OB/XF 7,933

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	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