LOT 39
IN OR 2191/1888
DUNES OF AMELIA PHASE 1

KELLY MICHAEL JAMES & LAURIE E
2756 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0039-0000

BUILDING CHARACTERISTICS

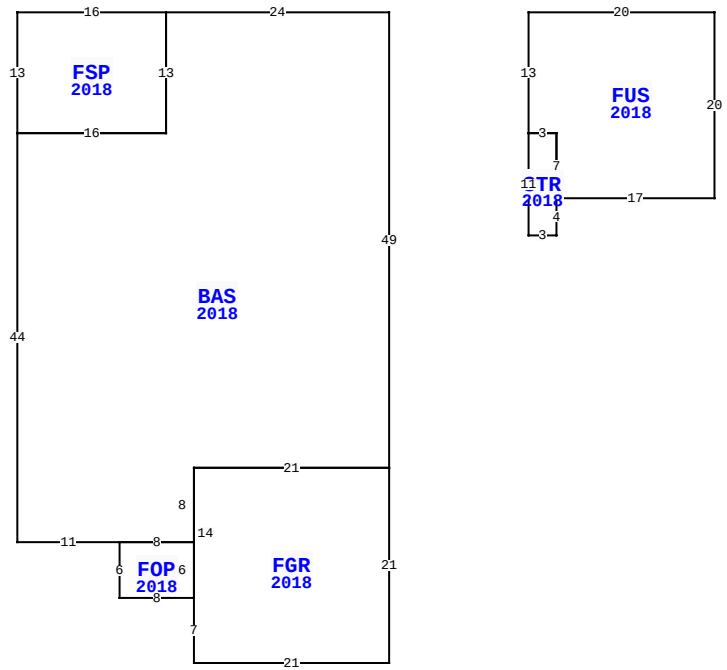
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2018	1,904	320,582
FGR	441	55	2018	243	40,915
FOP	48	30	2018	14	2,358
FSP	208	40	2018	83	13,975
FUS	379	100	2018	379	63,814
STR	33	10	2018	3	505
TOTALS	3,013			2,626	442,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,626	130.8240	172.69	453,484	2018	2018	0	0	0	2.50	97.50

1 SNGL FAM – 100% - 2019 Heated Area: 2283 HX Base Yr 2019



2756 N SEA GRAPE DR, FERNANDINA BEACH

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

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	608.00	SF	7.00	7.00	100	2018	2018	3	97	4,128	
2	0855	CONC PAVER	0	100	0	0	45.00	SF	7.00	7.00	100	2018	2018	3	97	306	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		442,147
TOTAL MARKET OB/XF VALUE		4,434
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		611,581
SOH/AGL Deduction		250,768
ASSESSED VALUE		360,813
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		305,091
TOTAL JUST VALUE		611,581
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173507	NEW CONSTR	291,972	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1888	4/20/2018	WD	Q	I	02	355,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLY MICHAEL JAMES						
2098/0703	2/01/2017	SW	Q	V	05	430,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S13 W16 S44 E11 E8 N8 E21 N49 $
FGR=[YR=2018;ORIG=-21,63] S7 E21 N21 W21 S14 $
FUS=[YR=2018;ORIG=15,0] E20 S20 W17 N7 W3 N13 $
FSP=[YR=2018;ORIG=-24,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-29,57] S6 E8 N6 W8 $
STR=[YR=2018;ORIG=18,20] S4 W3 N11 E3 S7 $
PTR=[ORIG=0,0] E15 W15 $
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LAND DESCRIPTION

TOTAL OB/XF 4,434

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