LOT 40
DUNES OF AMELIA PHASE 1
PBK 8/88

CRANSTON EDWARD &/FRANZA LORRAINE
2734 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0040-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

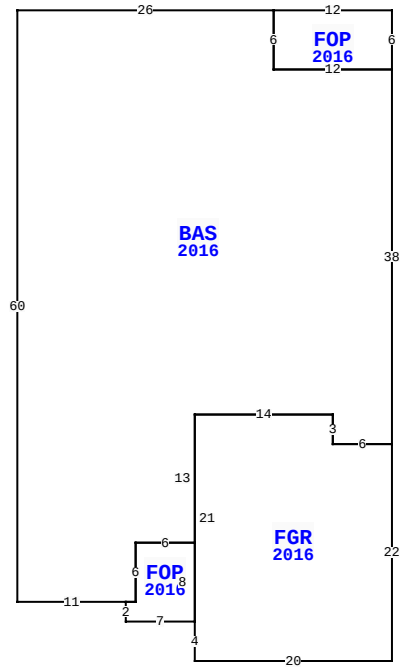
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,810	100	2016	1,810	293,394
FGR	482	55	2016	265	42,955
FOP	50	30	2016	15	2,432
FOP	72	30	2016	22	3,566
TOTALS	2,414			2,112	342,347

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,112	127.9145	168.85	356,611	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2021 Heated Area: 1810 HX Base Yr 2021



2734 N SEA GRAPE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		342,347
TOTAL MARKET OB/XF VALUE		7,396
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		514,743
SOH/AGL Deduction		239,261
ASSESSED VALUE		275,482
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		224,760
TOTAL JUST VALUE		514,743
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		483,382

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200711	ADDITION	0	10/08/2020
20161109	NEW CONSTR	0	04/21/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2382/0663	7/28/2020	WD	Q	I	01	385,000
GRANTOR: MATHER MARTHA S & ADA						
GRANTEE: CRANSTON EDWARD & L						
2095/1332	1/13/2017	WD	Q	I	01	315,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: MATHER MARTHA STRIC						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W12 BAS=[YR=2016] W26 S60 E11 FOP=[YR=2016] S2 E7 FGR=[YR=2016] S4 E20 N22 W6 N3 W14 S21$ N8 W6 S6 W1$ E1 N6 E6 N13 E14 S3 E6 N38 W12 N6$ S6 E12 N6$.

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	2016	2016	3	95	4,229	
2	0855	CONC PAVER	0	100	0	0	36.00	SF	7.00	7.00	100	2016	2016	3	95	239	
3	0911	SCRN RM A	0	100	11	12	132.00	SF	17.50	17.50	100	2021	2021	3	90	2,079	
4	0810	CONCRETE A	0	100	11	12	132.00	SF	6.50	6.50	100	2021	2021	3	99	849	

LAND DESCRIPTION

TOTAL OB/XF 7,396

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 02/14/2022 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS