

NICKERSON MELISSA & CHARLES
2712 SEA GRAPE DRIVE NORTH
FERNANDINA BEACH, FL 32034

00-00-30-044D-0041-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				355,882					
TOTAL MARKET OB/XF VALUE				59,111					
TOTAL LAND VALUE - MARKET				165,000					
TOTAL MARKET VALUE				579,993					
SOH/AGL Deduction				205,615					
ASSESSED VALUE				374,378					
TOTAL EXEMPTION VALUE				HX HB		50,722			
BASE TAXABLE VALUE				323,656					
TOTAL JUST VALUE				579,993					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				550,206					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
20163278		SCRNR0M		0		12/01/2016			
20161113		CO ISSUED		0		11/16/2016			
20161616		SWIM POOL		0		06/10/2016			
20161113		NEW CONSTR		0		04/21/2016			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2288/1287		6/27/2019		WD	Q	I	01	390,000	
GRANTOR: COOLEY TROY & LAURA C									
GRANTEE: NICKERSON MELISSA &									
2085/1424		11/22/2016		WD	Q	I	01	377,000	
GRANTOR: D S WARE HOMES LLC									
GRANTEE: COOLEY TROY & LAURA									
BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2016] W38 S40 FGR=[YR=2016] S 22 E19 FOP=[YR=2016] S4 E19 N4 W13 N12 W5 S12 W1\$ E1 N22 W20\$ E20 S10 E5 S12 E13 N62\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000									
Common: 165,000									
PRINTED 07/30/2025 BY SYS									