

LOT 43
IN OR 2139/387
DUNES OF AMELIA PHASE 1

BIRTHWHISTLE DENNIS M & SANDRA K
493 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0043-0000



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	11	CLAY TILE 60			
Interior Floo	14	CARPET 40			
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	2,286	100	2017	2,286	378,703
FGR	473	55	2017	260	43,072
FOP	39	30	2017	12	1,988
FSP	185	40	2017	74	12,259
FST	40	55	2017	22	3,645
TOTALS	3,023			2,654	439,666

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,654	130.0512	171.67	455,612	2017	2017	0	0	3.50	96.50

1 SNGL FAM - 100% - 2024

Heated Area: 2286

HX Base Yr

FSP 2017

FST 2017

BAS 2017

FGR 2017

FOP 2017

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

NASSAU COUNTY PROPERTY										PAGE 1 of 1		2
VALUATION SUMMARY												
VALUATION BY							STANDARD					
Tax Group: 2							Tax Dist:					
BUILDING MARKET VALUE							439,666					
TOTAL MARKET OB/XF VALUE							46,794					
TOTAL LAND VALUE - MARKET							165,000					
TOTAL MARKET VALUE							651,460					
SOH/AGL Deduction							16,550					
ASSESSED VALUE							634,910					
TOTAL EXEMPTION VALUE							13	634,910				
BASE TAXABLE VALUE							0					
TOTAL JUST VALUE							651,460					
NCON VALUE							0					
INCOME VALUE												
PREVIOUS YEAR MKT VALUE							617,017					