LOT 47
IN OR 2188/1847
DUNES OF AMELIA PHASE 1

MILLION MICHAEL K & KATHRYN
403 SARGASSO ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0047-0000

BUILDING CHARACTERISTICS

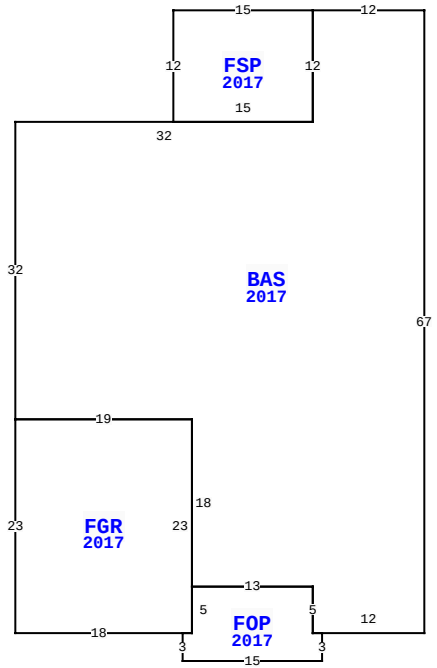
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	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	2,062	100	2017	2,062	359,445
FGR	437	55	2017	240	41,836
FOP	110	30	2017	33	5,752
FSP	180	40	2017	72	12,551
TOTALS	2,789			2,407	419,585

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,407	136.1416	179.71	432,562	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2020 Heated Area: 2062 HX Base Yr 2020



403 SARGASSO ST, 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	684.00	SF	7.00	7.00	100	2017	2017	3	96	4,596	
2	0855	CONC PAVER	0	100	0	0	54.00	SF	7.00	7.00	100	2017	2017	3	96	363	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		419,585
TOTAL MARKET OB/XF VALUE		4,959
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		589,544
SOH/AGL Deduction		238,521
ASSESSED VALUE		351,023
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		300,301
TOTAL JUST VALUE		589,544
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		554,393

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170917	CO ISSUED	0	03/05/2018
20170917	NEW CONSTR	265,248	03/29/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2188/1847	3/30/2018	WD	Q	I	01	335,900
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MILLION MICHAEL K &						
2079/0449	10/18/2016	WD	Q	V	01	84,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W12 S12 W32 S32 E19 S18 E13 S5 E12 N67 $
FGR=[YR=2017;ORIG=-44,44] S23 E18 E1 N23 W19 $
FSP=[YR=2017;ORIG=-12,0] W15 S12 E15 N12 $
FOP=[YR=2017;ORIG=-26,67] S3 E15 N3 W1 N5 W13 S5 W1 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,959

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