LOT 51
DUNES OF AMELIA PHASE 1
PBK 8/88

COON MICHAEL & SUSAN
305 SARGASSO ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0051-0000

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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

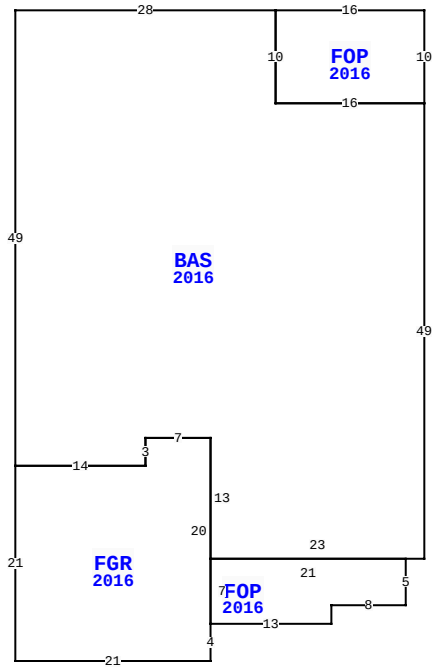
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,205	100	2016	2,205	360,300
FGR	462	55	2016	254	41,504
FOP	131	30	2016	39	6,372
FOP	160	30	2016	48	7,843
TOTALS	2,958			2,546	416,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,546	128.9472	170.21	433,355	2016	2016	0	0	0	4.00	96.00

1 SNGL FAM – 100% - 2023 Heated Area: 2205 HX Base Yr 2023



305 SARGASSO ST, 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		416,021
TOTAL MARKET OB/XF VALUE		7,468
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		588,489
SOH/AGL Deduction		361,047
ASSESSED VALUE		227,442
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		176,720
TOTAL JUST VALUE		588,489
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		553,613

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190041	SCRNROOM	0	02/11/2019
20152771	CO ISSUED	0	06/07/2016
20152771	NEW CONSTR	273,384	11/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2332/0115	1/08/2020	WD	Q	I	02	420,000
GRANTOR: FRITZINGER-HEARN LIND						
GRANTEE: COON MICHAEL & SUSA						
2055/0483	6/21/2016	WD	Q	I	01	346,000
GRANTOR: DS WARE HOMES LLC						
GRANTEE: FRITZINGER-HEARN LI						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2016] W16 BAS=[YR=2016] W28 S49 FGR=[YR=2016] S21 E21 N4 FOP=[YR=2016] E13 N2 E8 N5 W21 S7$ N20 W7 S3 W14 $ E14 N3 E7 S13 E23 N49 W16 N10$ S10 E16 N10$.

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	632.00	SF	7.00	7.00	100	2016	2016	3	95	4,203	
2	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00	7.00	100	2016	2016	3	95	379	
3	0911	SCRN RM A	0	100	10	12	120.00	SF	17.50	17.50	100	2019	2019	3	82	1,722	
4	0855	CONC PAVER	0	100	10	12	120.00	SF	10.00	10.00	100	2019	2019	3	97	1,164	

LAND DESCRIPTION

TOTAL OB/XF 7,468

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 07/12/2019 BY DJ Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS