LOT 92
IN OR 2172/695
DUNES OF AMELIA PHASE 1

WALSH JAMES E & LINDA
2865 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0092-0000

BUILDING CHARACTERISTICS

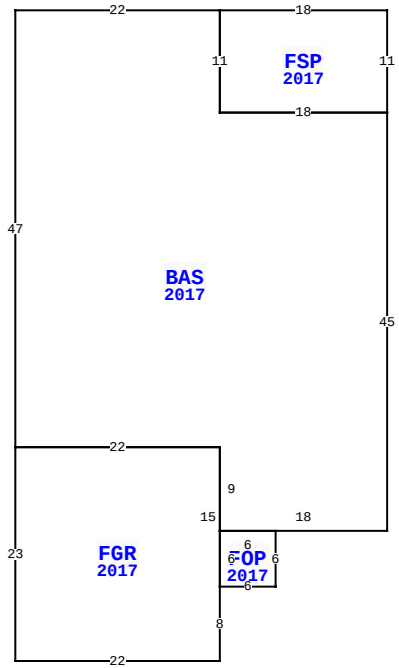
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	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	1,844	100	2017	1,844	311,833
FGR	506	55	2017	278	47,012
FOP	36	30	2017	11	1,861
FSP	198	40	2017	79	13,359
TOTALS	2,584			2,212	374,064

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,212	132.7606	175.24	387,631	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2019 Heated Area: 1844 HX Base Yr 2019



2865 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		374,064
TOTAL MARKET OB/XF VALUE		4,711
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		543,775
SOH/AGL Deduction		223,491
ASSESSED VALUE		320,284
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		269,562
TOTAL JUST VALUE		543,775
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172229	CO ISSUED	0	01/18/2018
20172229	NEW CONSTR	231,804	07/21/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2172/0695	1/19/2018	WD	Q	I	02	326,200
GRANTOR: D S WARE HOMES LLC						
GRANTEE: WALSH JAMES E & LIN						
2055/1426	6/28/2016	SW	Q	V	05	344,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

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	616.00	SF	7.00	7.00	100	2017	2017	3	96	4,140	
2	0855	CONC PAVER	0	100	0	0	85.00	SF	7.00	7.00	100	2017	2017	3	96	571	

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-18,0] W22 S47 E22 S9 E18 N45 W18 N11 $
FGR=[YR=2017;ORIG=-40,47] S23 E22 N8 N15 W22 $
FSP=[YR=2017;ORIG=0,0] W18 S11 E18 N11 $
FOP=[YR=2017;ORIG=-18,62] E6 N6 W6 S6 $
.

LAND DESCRIPTION

TOTAL OB/XF 4,711

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 03/11/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS