LOT 93
IN OR 2165/1341
DUNES OF AMELIA PHASE 1

GEIB DAVID LEONARD & MARGIE S
2843 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0093-0000

BUILDING CHARACTERISTICS

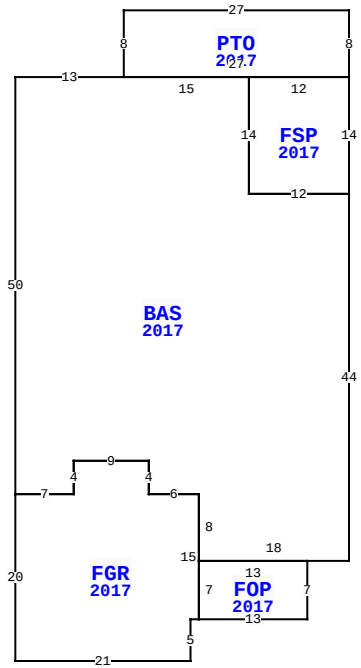
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	1,940	100	2017	1,940	314,700
FGR	471	55	2017	259	42,014
FOP	91	30	2017	27	4,380
FSP	168	40	2017	67	10,869
PTO	216	5	2017	11	1,784
TOTALS	2,886			2,304	373,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,304	127.3510	168.10	387,302	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM – 100% - 2018 Heated Area: 1940 HX Base Yr 2018



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

2843 N SEA GRAPE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		373,746
TOTAL MARKET OB/XF VALUE		4,636
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		543,382
SOH/AGL Deduction		221,247
ASSESSED VALUE		322,135
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		271,413
TOTAL JUST VALUE		543,382
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		510,456

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172121	CO ISSUED	0	12/20/2017
20172121	NEW CONSTR	244,385	07/11/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2165/1341	12/19/2017	WD	Q	I	01	348,700
GRANTOR: DS WARE HOMES LLC						
GRANTEE: GEIB DAVID LEONARD						
2011/1864	10/15/2015	SW	Q	V	05	344,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: DS 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	620.00	SF	7.00	7.00	100	2017	2017	3	96	4,166	
2	0855	CONC PAVER	0	100	0	0	70.00	SF	7.00	7.00	100	2017	2017	3	96	470	

BUILDING DIMENSIONS

PTO=[YR=2017] W27 S8 BAS=[YR=2017] W13 S50 FGR=[YR=2017] S20 E21 N5 E1 FOP=[YR=2017] E13 N7 W13 S7$ N15 W6 N4 W9 S4 W7$ E7 N4 E9 S4 E6 S8 E18 N44 FSP=[YR=2017] N14 W12 S14 E12$ W12 N14 W15$ E27 N8$.

LAND DESCRIPTION

TOTAL OB/XF 4,636

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