LOT 95
DUNES OF AMELIA PHASE 1
PBK 8/88

DRAKE JOHN D TRUST/DRAKE JOHN D TRUSTEE ET AL
2811 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0095-0000

BUILDING CHARACTERISTICS

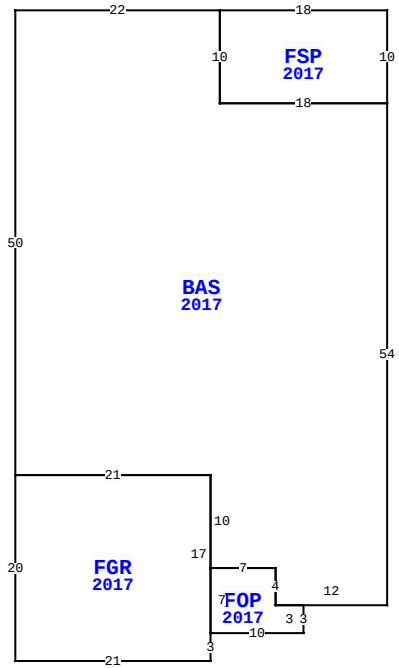
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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	2,058	100	2017	2,058	332,617
FGR	420	55	2017	231	37,334
FOP	58	30	2017	17	2,748
FSP	180	40	2017	72	11,637
TOTALS	2,716			2,378	384,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,378	126.2240	166.62	396,222	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2058 HX Base Yr 2018



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

2811 N SEA GRAPE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		384,335
TOTAL MARKET OB/XF VALUE		6,450
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		555,785
SOH/AGL Deduction		300,525
ASSESSED VALUE		255,260
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		204,538
TOTAL JUST VALUE		555,785
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		522,337

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20171152	CO ISSUED	0	09/26/2017
20171152	NEW CONSTR	259,054	04/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/499	5/21/2025	SW	U	I	11	100
GRANTOR: DRAKE DELIA R						
GRANTEE: DRAKE DELIA R TRUST						
2793/496	5/21/2025	SW	U	I	11	100
GRANTOR: DRAKE JOHN D						
GRANTEE: DRAKE JOHN D TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=-18,0] W22 S50 E21 S10 E7 S4 E12 N54 W18 N10 $
FGR=[YR=2017;ORIG=-40,50] S20 E21 N3 N17 W21 $
FSP=[YR=2017;ORIG=0,0] W18 S10 E18 N10 $
FOP=[YR=2017;ORIG=-19,67] E10 N3 W3 N4 W7 S7 $
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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	623.00	SF	7.00	7.00	100	2017	2017	3	96	4,187	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2017	2017	3	96	323	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 6,450

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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/30/2025 BY SYS