LOT 97
IN OR 2132/138
DUNES OF AMELIA PHASE 1

SCHAEFER PAUL & ANNE MARIE
2795 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0097-0000

BUILDING CHARACTERISTICS

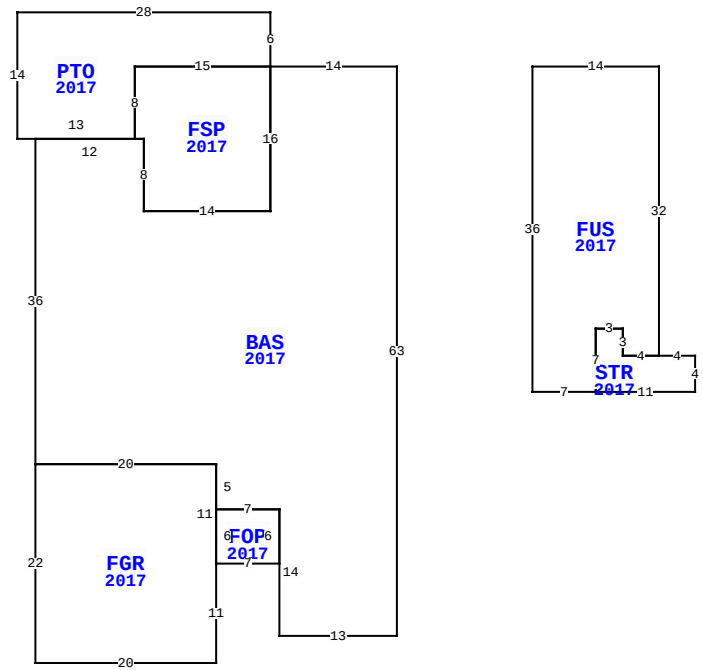
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,722	100	2017	1,722	291,608
FGR	440	55	2017	242	40,981
FOP	42	30	2017	13	2,202
FSP	232	40	2017	93	15,749
FUS	467	100	2017	467	79,083
PTO	272	5	2017	14	2,371
STR	53	10	2017	5	847
TOTALS	3,228			2,556	432,839

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,556	132.2592	174.58	446,226	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2019 Heated Area: 2189 HX Base Yr 2019



2795 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		432,839
TOTAL MARKET OB/XF VALUE		4,737
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		602,576
SOH/AGL Deduction		243,808
ASSESSED VALUE		358,768
TOTAL EXEMPTION VALUE	HX HB VX	55,722
BASE TAXABLE VALUE		303,046
TOTAL JUST VALUE		602,576
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		566,781

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170202	CO ISSUED	0	06/27/2017
20170202	NEW CONSTR	271,955	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2132/0138	6/28/2017	WD	Q	I	01	346,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: SCHAEFER PAUL & ANN						
2081/1657	11/03/2016	SW	Q	V	05	516,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 PTO=[YR=2017] N6 W28 S14 E13 FSP=[YR=2017] E1 S8 E14 N16 W15 S8$ N8 E15$ S16 W14 N8 W12 S36 FGR=[YR=2017] S22 E20 N11 FOP=[YR=2017] E7 N6 W7 S6$ N11 W20$ E20 S5 E7 S14 E13 N63$ PTR=E15 FUS=[YR=2017] E14 S32 STR=[YR=2017] E4 S4 W11 N7 E3 S3 E4$ W4 N3 W3 S7 W7 N36$ W15$.

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	642.00	SF	7.00	7.00	100	2017	2017	3	96	4,314	
2	0855	CONC PAVER	0	100	0	0	63.00	SF	7.00	7.00	100	2017	2017	3	96	423	

LAND DESCRIPTION

TOTAL OB/XF 4,737

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