

LOT 102
DUNES OF AMELIA PHASE 1
PBK 8/88

PRICE JEFFREY S 2009 REVOCABLE LIVING TRUST/PRICE
2723 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0102-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 70
Interior Floor	14	CARPET 30
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	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	2,180	100	2017	2,180	362,047
FGR	476	55	2017	262	43,512
FOP	131	30	2017	39	6,477
FSP	160	40	2017	64	10,629
PTO	128	5	2024	6	997
TOTALS	3,075			2,551	423,661

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	0	0	0	633.00	SF	7.00
2	0855	CONC PAVER	0	0	0	0	72.00	SF	7.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,551	130.3824	172.10	439,027	2017	2017	0	0	3.50	96.50
1 SNGL FAM - 0% - 0 Heated Area: 2180 HX Base Yr											
2723 N SEA GRAPE DR, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	2
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE				423,661	
TOTAL MARKET OB/XF VALUE				4,738	
TOTAL LAND VALUE - MARKET				165,000	
TOTAL MARKET VALUE				593,399	
SOH/AGL Deduction				106,117	
ASSESSED VALUE				487,282	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				487,282	
TOTAL JUST VALUE				593,399	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				558,076	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20163014	CO ISSUED	0	02/24/2017
20163014	NEW CONSTR	273,384	11/03/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2737/187	9/05/2024	SW	U	I	11	100
GRANTOR: PRICE JEFFREY S						
GRANTEE: PRICE JEFFREY S 200						
2408/1244	11/16/2020	WD	Q	I	01	467,000
GRANTOR: SCHULTZ WAYNE C & SHI						
GRANTEE: PRICE JEFFREY S						

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2017;ORIG=0,0] W28 S10 W16 S49 E1 E21 N13 E7 S2 E15 N48 \$									
FGR=[YR=2017;ORIG=-22,66] S4 E21 N22 W14 N2 W7 S20 \$									
FSP=[YR=2017;ORIG=-28,0] W16 S10 E16 N10 \$									
FOP=[YR=2017;ORIG=-43,59] S5 E8 S2 E13 N7 W21 \$									
PTO=[YR=2024;ORIG=-44,-8] E16 S8 W16 N8 \$									

LAND DESCRIPTION										TOTAL OB/XF										4,738									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0		RLM	0.00	0.00	1.00	LT		1.00	1.00	1.00	165,000.00	165,000.00	165,000												
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