LOT 104
IN OR 2143/983
DUNES OF AMELIA PHASE 1

MELANCON JOHN E & TERESA LEWIS
418 SARGASSO STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0104-0000

BUILDING CHARACTERISTICS

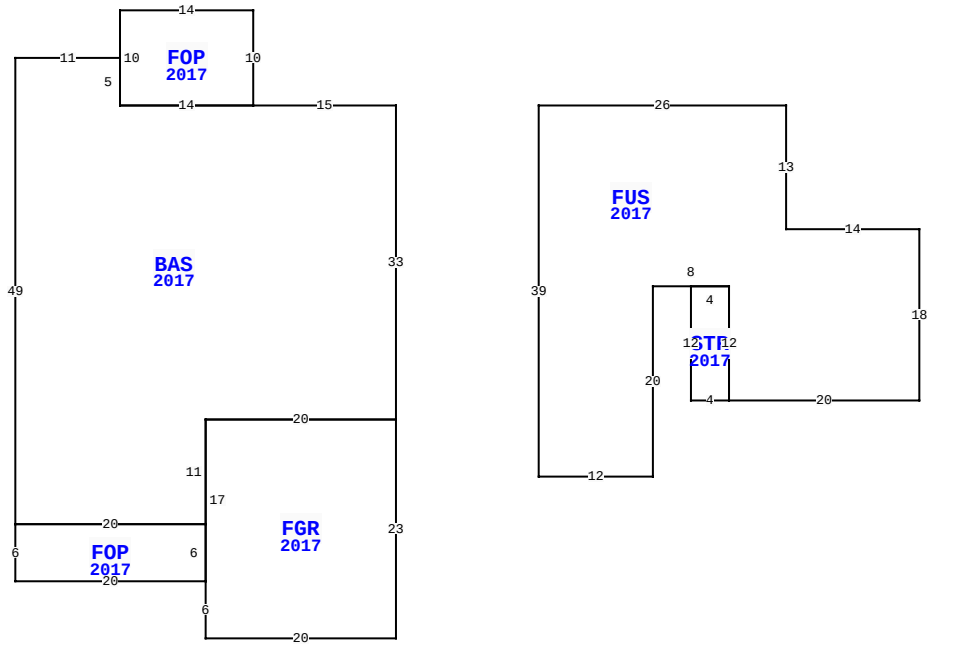
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,595	100	2017	1,595	261,824
FGR	460	55	2017	253	41,531
FOP	120	30	2017	36	5,909
FOP	140	30	2017	42	6,895
FUS	1,058	100	2017	1,058	173,674
STR	48	10	2017	5	821
TOTALS	3,421			2,989	490,653

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,989	128.2066	169.23	505,828	2017	2017	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2018 Heated Area: 2653 HX Base Yr 2018



418 SARGASSO ST, 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		490,653
TOTAL MARKET OB/XF VALUE		4,731
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		660,384
SOH/AGL Deduction		265,803
ASSESSED VALUE		394,581
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		343,859
TOTAL JUST VALUE		660,384
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		621,822

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170207	CO ISSUED	0	08/23/2017
20170207	NEW CONSTR	324,136	01/23/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2143/0983	8/24/2017	WD	Q	I	01	360,600
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: MELANCON JOHN E & T						
2079/0487	10/18/2016	WD	Q	V	01	84,000
GRANTOR: D S WARE HOMES LLC						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W15 FOP=[YR=2017] N10 W14 S10 E14$ W14 N5 W11 S49 FOP=[YR=2017] S6 E20 FGR=[YR=2017] S6 E20 N23 W20 S17$ N6 W20$ E20 N11 E20 N33$ PTR=E15 FUS=[YR=2017] E26 S13 E14 S18 W20 STR=[YR=2017] W4 N12 E4 S12$ N12 W8 S20 W12 N39$ 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	656.00	SF	7.00	7.00	100	2017	2017	3	96	4,408	
2	0855	CONC PAVER	0	100	0	0	48.00	SF	7.00	7.00	100	2017	2017	3	96	323	

LAND DESCRIPTION

TOTAL OB/XF 4,731

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