

LOT 108
DUNES OF AMELIA PHASE 1
PBK 8/88

PULLEN JEFFREY L & ROBIN S
310 SARGASSO ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-044D-0108-0000



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 60
Interior Floor	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	2,198	100	2015	2,198	357,287
FGR	469	55	2015	258	41,938
FOP	138	30	2015	41	6,665
FSP	160	40	2015	64	10,403
TOTALS	2,965			2,561	416,292

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0855	CONC PAVER	0	100	0	0	200.00	SF	30.00
2	0855	CONC PAVER	0	100	0	0	651.00	SF	7.00
3	0855	CONC PAVER	0	100	0	0	57.00	SF	7.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		RLM	0.00	0.00	1.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,561	128.9472	170.21	435,908	2015	2015	0	0	4.50	95.50	
1 SNGL FAM - 100% - 2023 Heated Area: 2198 HX Base Yr 2023												
310 SARGASSO ST, FERNANDINA BEACH												

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

TOTAL OB/XF												
10,408												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT
1	000100	C	RES	100		RLM	0.00	0.00	1.00	LT		1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1 2									
VALUATION BY					STANDARD				
Tax Group: 2					Tax Dist:				
BUILDING MARKET VALUE					416,292				
TOTAL MARKET OB/XF VALUE					10,408				
TOTAL LAND VALUE - MARKET					165,000				
TOTAL MARKET VALUE					591,700				
SOH/AGL Deduction					57,597				
ASSESSED VALUE					534,103				
TOTAL EXEMPTION VALUE					50,722				
BASE TAXABLE VALUE					483,381				
TOTAL JUST VALUE					591,700				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					556,679				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150859	CO ISSUED	0	08/20/2015
20150859	NEW CONSTR	381,000	04/22/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2796/1279	6/25/2025	WD	Q	I	01	725,000	
GRANTOR: DIFIORE PATRICIA W &							
GRANTEE: PULLEN JEFFREY L &							
2559/0837	4/29/2022	WD	Q	I	02	665,000	
GRANTOR: BALDWIN SCOTTY G & MA							
GRANTEE: DIFIORE PATRICIA W							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2015] W28 FSP=[YR=2015] W16 S10 E16 N10\$ S10 W16 S49 FOP=[YR=2015] S6 E23 FGR=[YR=2015] S5 E21 N21 W14 N4 W7 S20\$ N6 W23\$ E23 N14 E7 S4 E14 N49\$.									