LOTS 5 6 7 & PT OF LOT 4
IN OR 2381/1290
REPLAT OF LOT 28

SEA DUNES INVESTMENTS LLC
1826 OCEAN VILLAGE AVE
FERNANDINA BEACH, FL 32034

2026

00-00-30-034C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

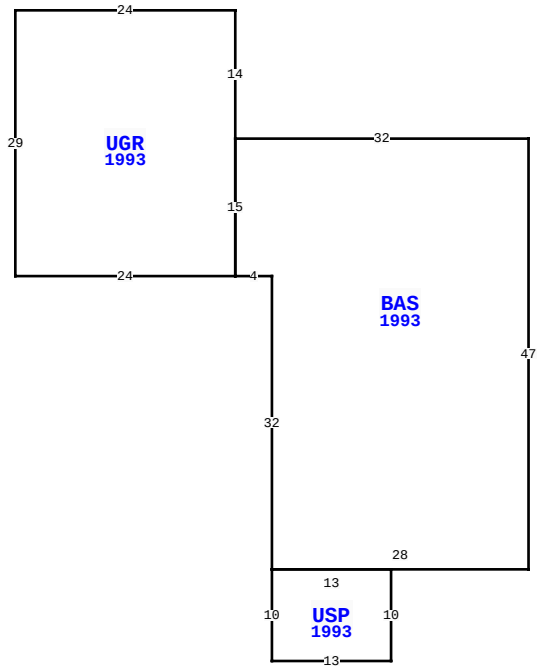
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 02
NEIGHBORHOOD/LOC 2020.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,376	100	1993	1,376	121,283
UGR	696	45	1993	313	27,589
USP	130	30	1993	39	3,438
TOTALS	2,202			1,728	152,310

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,728	103.0000	108.15	186,883	1950	1980	0	0	0	18.50	81.50

1 SINGLE FAM 0% - 0 Heated Area: 1376 HX Base Yr



2434 FRIENDLY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/24/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE	207,332
TOTAL MARKET OB/XF VALUE	3,038
TOTAL LAND VALUE - MARKET	270,512
TOTAL MARKET VALUE	480,882
SOH/AGL Deduction	0
ASSESSED VALUE	480,882
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	480,882
TOTAL JUST VALUE	480,882
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	469,481

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21015168	ADDITION	97,580	11/03/2021
R035558	REPAIR/RRF	2,400	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/1290	7/31/2020	SW	U	V	37	34,000
GRANTOR: TAYLOR DOROTHY J						
GRANTEE: SEA DUNES INVESTMEN						
2292/0887	7/19/2019	WD	Q	I	01	215,000
GRANTOR: SEEGER MEII W						
GRANTEE: SEA DUNES INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 UGR=[YR=1993] N14 W24 S29 E24 N15$ S15 E4 S32 USP=[YR=1993] S10 E13 N10 W13$ E28 N47$.

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	1076	TRELLIS A	0	0	0	0	285.00	SF	7.50	7.50	100	2022	2022	3	100	2,138	
3	0940	SHEDS/PORT	0	0	0	0	150.00	SF	30.00	30.00	100	1980	1980	3	20	900	

LAND DESCRIPTION

TOTAL OB/XF 3,038

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	0		RSF-2	0.00	0.00	1.70	AC		1.00	1.00	1.10	145,000.00	159,500.00	270,512							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.70 Total Land Value: 270,512 Market: 0 Agricultural: 0 Common: 270,512 PRINTED 07/09/2026 BY SYS

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REPLAT OF LOT 28

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2026

00-00-30-034C-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

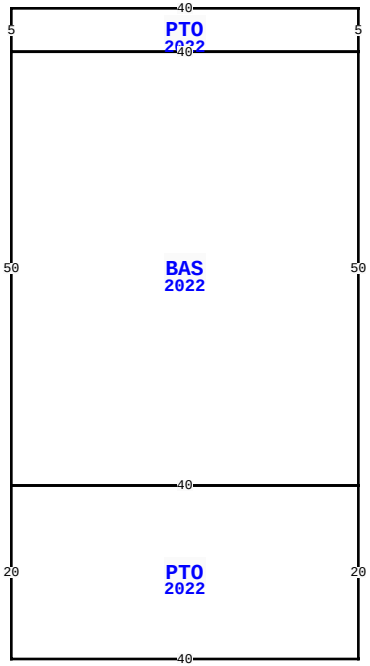
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2020.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,000	100	2022	2,000	53,680
PTO	200	5	2022	10	269
PTO	800	5	2022	40	1,074
TOTALS	3,000			2,050	55,022

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	11	2,050	70.9422	27.67	56,724	2022	2022	0	0	0	3.00	97.00

2 GARAGE RES 0% - 0 Heated Area: 2000 HX Base Yr



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2292/0887	7/19/2019	WD	Q	I	01	215,000
GRANTOR: SEEGER MEII W						
GRANTEE: SEA DUNES INVESTMEN						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2022] W40 S5 BAS=[YR=2022] S50 PTO=[YR=2022] S20 E40 N20 W40$ E40 N50 W40$ E40 N5$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.70 Total Land Value: 270,512 Market: 0 Agricultural: 0 Common: 270,512 PRINTED 07/09/2026 BY SYS