

LOT 20
DUNES OF AMELIA PHASE 1
PBK 8/88

STENSON DAVID A & PAMELA J REVOC LVT TRUST/STENSON
2969 S SEA GRAPE DR
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0020-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	10	ABOVE AVG 100			
Roof Structure	08	IRREGULAR 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	11	CLAY TILE 50			
Interior Floor	14	CARPET 50			
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	1,854	100	2017	1,854	326,513
FGR	605	55	2017	333	58,646
FOP	120	30	2017	36	6,340
FOP	121	30	2017	36	6,340
TOTALS	2,700			2,259	397,839

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,259	131.2955	182.50	412,268	2017	2017	0	0	0	3.50	96.50
1 SNGL FAM			100% - 2021			Heated Area: 1854			HX Base Yr			

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 2
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		397,839	
TOTAL MARKET OB/XF VALUE		71,924	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		634,763	
SOH/AGL Deduction		56,888	
ASSESSED VALUE		577,875	
TOTAL EXEMPTION VALUE		13	577,875
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		634,763	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		612,041	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20211199	SWIM POOL	0	03/28/2021
20170777	NEW CONSTR	241,732	03/16/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2340/0905	2/19/2020	WD	Q	I	02
GRANTOR: KOHLER PROPERTY DEVEL					
GRANTEE: STENSON DAVID A & P					
2157/0458	10/31/2017	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: KOHLER PROPERTY DEV					

BUILDING NOTES					
----------------	--	--	--	--	--

BUILDING DIMENSIONS					
FOP=[YR=2017] W12 BAS=[YR=2017] W28 S30 FGR=[YR=2017] S35 E20					
FOP=[YR=2017] S5 E20 N4 W14 N8 W5 S7 W1\$ E1 N22 W10 N13 W11\$					
E11 S13 E10 S15 E5 S8 E14 N56 W12 N10\$ S10 E12 N10\$.					

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
3	0860	POOL/SPA	0 100	0	0	1.00	UT	50,000.00	50,000.00	100	2022	2022
4	0912	SCRN RM G	0 100	0	0	1,160.00	SF	21.00	21.00	100	2022	2022

LAND DESCRIPTION												
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

TOTAL OB/XF												
TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
1.00	165,000.00	165,000.00	165,000									