LOT 21
IN OR 1991/870
DUNES OF AMELIA PHASE 1

KAYWORK EDWARD L & MARY J
2957 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0021-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	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

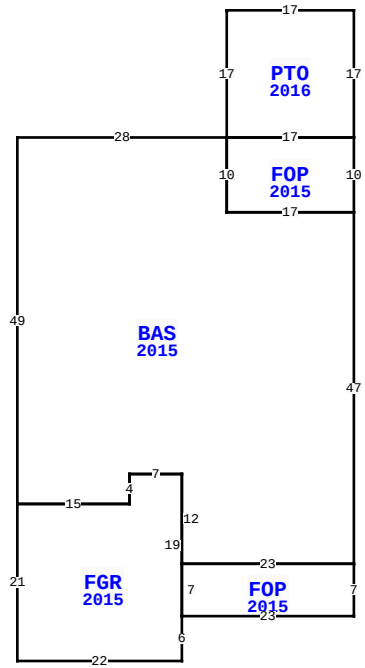
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,191	100	2015	2,191	373,079
FGR	490	55	2015	270	45,975
FOP	161	30	2015	48	8,174
FOP	170	30	2015	51	8,684
PTO	289	5	2016	14	2,384
TOTALS	3,301			2,574	438,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,574	128.9472	179.24	461,364	2015	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2023 Heated Area: 2191 HX Base Yr



2957 S SEA GRAPE DR, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		438,296
TOTAL MARKET OB/XF VALUE		5,301
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		608,597
SOH/AGL Deduction		51,033
ASSESSED VALUE		557,564
TOTAL EXEMPTION VALUE	13	557,564
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		608,597
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,594

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161789	SCRENCL	5,222	06/29/2016
20150397	CO ISSUED	0	06/30/2015
20150397	NEW CONSTR	395,400	02/23/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1991/0870	7/07/2015	WD	Q	I	01	373,600
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KAYWORK EDWARD L &						
1951/0014	12/05/2014	SW	Q	V	05	344,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2016] W17 S17 BAS=[YR=2015] W28 S49 FGR=[YR=2015] S21 E22 N6 FOP=[YR=2015] E23N7 W23 S7$ N19 W7 S4 W15$ E15 N4 E7 S12 E23 N47 FOP=[YR=2015] N10 W17 S10 E17$ W17 N10$ E17 N17$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	
5	0911	SCRN RM A	0	100	17	17	289.00	SF	18.00	18.00	100	2016	2016	3	65	3,381	

LAND DESCRIPTION

TOTAL OB/XF 5,301

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS