LOT 22
IN OR 2060/1697
DUNES OF AMELIA PHASE 1

NEMETH STEPHEN W & ROBIN
2945 SEA GRAPE DR S
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0022-0000

BUILDING CHARACTERISTICS

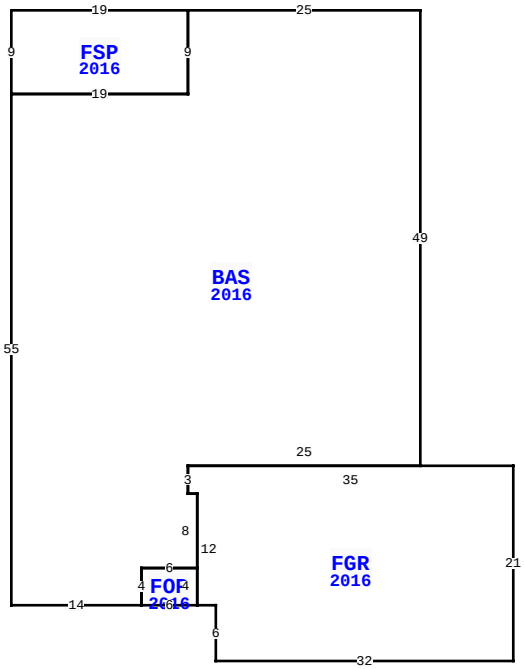
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	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	2,258	100	2016	2,258	385,519
FGR	705	55	2016	388	66,245
FOP	24	30	2016	7	1,195
FSP	171	40	2016	68	11,610
TOTALS	3,158			2,721	464,569

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,721	128.6160	178.78	486,460	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 2258 HX Base Yr 2017



2945 S SEA GRAPE DR, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		464,569
TOTAL MARKET OB/XF VALUE		47,500
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		677,069
SOH/AGL Deduction		237,705
ASSESSED VALUE		439,364
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,953
TOTAL JUST VALUE		677,069
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		681,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20152896	CO ISSUED	0	06/27/2016
20153009	SWIM POOL	33,000	12/31/2015
20152896	NEW CONSTR	290,752	12/14/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2060/1697	7/15/2016	WD	Q	I	01	448,400
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: NEMETH STEPHEN W &						
1951/0329	12/05/2014	SW	U	V	30	860,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W25 FSP=[YR=2016] W19 S9 E19 N9$ S9 W19 S55 E14 FOP=[YR=2016] E6 FGR=[YR=2016] E2 S6 E32 N21 W35 S3 E1 S12$ N4 W6 S4$ N4 E6 N8 W1 N3 E25 N49$.

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
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2016	2016	04	95	47,500	

LAND DESCRIPTION

TOTAL OB/XF 47,500

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