LOT 30
IN OR 2054/1348
DUNES OF AMELIA PHASE 1

GABBARD HAROLD W & LINDA A
2876 SEA GRAPE NORTH
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0030-0000

BUILDING CHARACTERISTICS

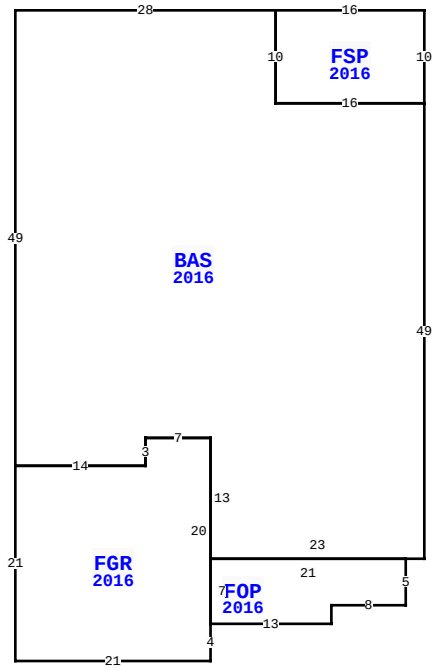
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	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	2,205	100	2016	2,205	360,635
FGR	462	55	2016	254	41,543
FOP	131	30	2016	39	6,378
FSP	160	40	2016	64	10,468
TOTALS	2,958			2,562	419,023

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,562	123.2064	171.26	438,768	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 2205 HX Base Yr 2017



2876 N 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		419,023
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		584,023
SOH/AGL Deduction		253,097
ASSESSED VALUE		330,926
TOTAL EXEMPTION VALUE	HX HB DX	56,411
BASE TAXABLE VALUE		274,515
TOTAL JUST VALUE		584,023
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		575,545

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160698	CO ISSUED	0	06/14/2016
20160698	NEW CONSTR	273,384	03/15/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2054/1348	6/20/2016	WD	Q	I	01	378,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: GABBARD HAROLD W &						
2027/1270	2/04/2016	SW	Q	V	01	86,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2016] W16 BAS=[YR=2016] W28 S49 FGR=[YR=2016] S21 E21 N4 FOP=[YR=2016] E13 N2 E8 N5 W21 S7$ N20 W7 S3 W14 $ E14 N3 E7 S13 E23 N49 W16 N10$ S10 E16 N10$.

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
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