LOT 31
IN OR 2091/627
DUNES OF AMELIA PHASE 1

SHOUGH RAYMOND W
2854 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0031-0000

NASSAU COUNTY PROPERTY

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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

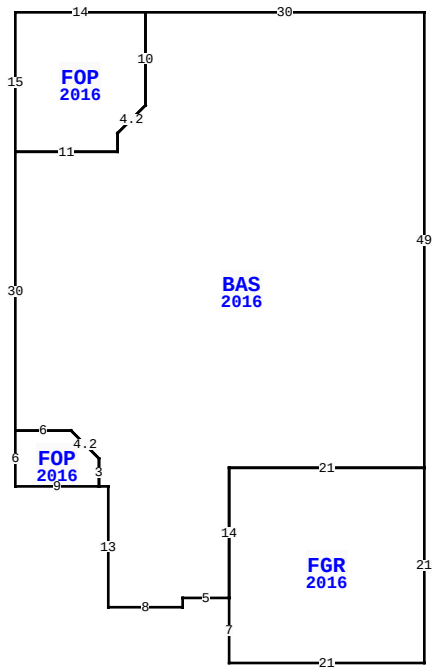
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,117	100	2016	2,117	365,793
FGR	441	55	2016	243	41,988
FOP	50	30	2016	15	2,592
FOP	200	30	2016	60	10,367
TOTALS	2,808			2,435	420,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,435	130.1685	180.93	440,565	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2018 Heated Area: 2117 HX Base Yr 2018



2854 N SEA GRAPE DR, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		420,740
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		585,740
SOH/AGL Deduction		229,888
ASSESSED VALUE		355,852
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		304,441
TOTAL JUST VALUE		585,740
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		578,215

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2025-1401	NEW INGROUND SWIM	47,155	09/25/2025
20152708	NEW CONSTR	0	12/03/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2091/0627	12/19/2016	WD	Q	I	01	340,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: SHOUGH RAYMOND W						
1989/0647	6/30/2015	SW	U	V	30	172,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W30 FOP=[YR=2016] W14 S15 E11 N2 U3 R3 N10$ S10 D3 L3 S2 W11 S30 FOP=[YR=2016] S6 E9 N3 U3 L3 W6$ E6 D3 R3 S3E1 S13 E8 N1 E5 FGR=[YR=2016] S7 E21 N21 W21 S14$ N14 E21 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

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