

POECHMANN HARRIET A & JAMES L
2800 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034-0005

00-00-30-044D-0035-0000

NASSAU COUNTY PROPERTY					PAGE 1 of 1		2		
VALUATION SUMMARY									
VALUATION BY				STANDARD					
Tax Group: 2				Tax Dist:					
BUILDING MARKET VALUE				549,013					
TOTAL MARKET OB/XF VALUE				3,360					
TOTAL LAND VALUE - MARKET				165,000					
TOTAL MARKET VALUE				717,373					
SOH/AGL Deduction				59,985					
ASSESSED VALUE				657,388					
TOTAL EXEMPTION VALUE				HX HB		51,411			
BASE TAXABLE VALUE				605,977					
TOTAL JUST VALUE				717,373					
NCON VALUE				0					
INCOME VALUE									
PREVIOUS YEAR MKT VALUE				701,394					
PERMIT NUM		DESCRIPTION		AMT		ISSUED			
20161904		NEW CONSTR		375,579		07/12/2016			
20151552		NEW CONSTR		422,000		07/02/2015			
SALES DATA									
OFF RECORD Number		DATE		TYPE INST	Q U	I I	V I	RSN CD	SALE PRICE
2424/1300		1/11/2021		WD	Q	I		01	510,000
GRANTOR:CRAUN DIANA A & WILLI									
GRANTEE:POECHMANN HARRIET A									
2088/0293		12/07/2016		WD	Q	I		01	445,000
GRANTOR:DS WARE HOMES LLC									
GRANTEE:CRAUN DIANA A & WIL									
BUILDING NOTES									
BUILDING DIMENSIONS									
FOP=[YR=2016] W15 BAS=[YR=2016] W24 S47 FGR=[YR=2016] S21 E19 FOP=[YR=2016] S1 E20 N5 W12 N2 W6 S6 W2\$ E2 N21 W21 \$ E21 S15 E6 S2 E12 N50 W15 N14\$ S14 E15 N14\$ PTR=E15 FUS=[YR=2016] E40 S12 STR=[YR=2016] S8 W12 N4 E8 N4 E4\$ W4 S4 W8 S4 E12 S12 W11 S2 W9 N6 W20 N28\$ W15\$.									
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR	CONSRV
65,000									
Common: 165,000 PRINTED 07/09/2026 BY SYS									