LOT 39
IN OR 2191/1888
DUNES OF AMELIA PHASE 1

KELLY MICHAEL JAMES & LAURIE E
2756 SEA GRAPE DRIVE N
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0039-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

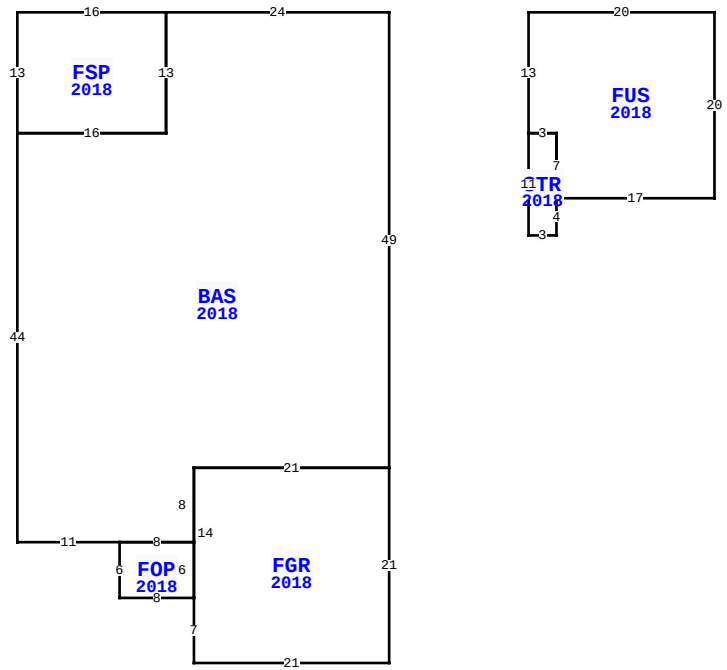
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,904	100	2018	1,904	335,855
FGR	441	55	2018	243	42,864
FOP	48	30	2018	14	2,470
FSP	208	40	2018	83	14,641
FUS	379	100	2018	379	66,853
STR	33	10	2018	3	530
TOTALS	3,013			2,626	463,212

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,626	130.8240	181.85	477,538	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 2283 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/31/2025 MLU
INC DATE		AG DATE	

2756 N SEA GRAPE DR, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		463,212
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		628,212
SOH/AGL Deduction		257,657
ASSESSED VALUE		370,555
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		314,144
TOTAL JUST VALUE		628,212
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		611,581

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20173507	NEW CONSTR	291,972	11/08/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2191/1888	4/20/2018	WD	Q	I	02	355,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KELLY MICHAEL JAMES						
2098/0703	2/01/2017	SW	Q	V	05	430,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018;ORIG=0,0] W24 S13 W16 S44 E11 E8 N8 E21 N49 $
FGR=[YR=2018;ORIG=-21,63] S7 E21 N21 W21 S14 $
FUS=[YR=2018;ORIG=15,0] E20 S20 W17 N7 W3 N13 $
FSP=[YR=2018;ORIG=-24,0] W16 S13 E16 N13 $
FOP=[YR=2018;ORIG=-29,57] S6 E8 N6 W8 $
STR=[YR=2018;ORIG=18,20] S4 W3 N11 E3 S7 $
PTR=[ORIG=0,0] E15 W15 $
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EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 02/27/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS