

LOT 43  
IN OR 2139/387  
DUNES OF AMELIA PHASE 1

BIRTHWISTLE DENNIS M & SANDRA K  
493 SARGASSO STREET  
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0043-0000



| 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 60   |
| Interior Floo            | 14 | CARPET 40      |
| 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       | 2,286            | 100         | 2017 | 2,286        | 396,710              |
| FGR       | 473              | 55          | 2017 | 260          | 45,120               |
| FOP       | 39               | 30          | 2017 | 12           | 2,082                |
| FSP       | 185              | 40          | 2017 | 74           | 12,842               |
| FST       | 40               | 55          | 2017 | 22           | 3,818                |
| TOTALS    | 3,023            |             |      | 2,654        | 460,573              |

| EXTRA FEATURES |            |             |     |     |   |   |        |    |           |
|----------------|------------|-------------|-----|-----|---|---|--------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R     |
| 3              | 0860       | POOL/SPA    | 0   | 100 | 0 | 0 | 1.00   | UT | 50,000.00 |
| 4              | 0911       | SCRN RM A   | 0   | 100 | 0 | 0 | 720.00 | SF | 18.00     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 |     | RLM      | 0.00  | 0.00  | 1.00        |

| MARKET ADJUSTMENTS |     |           |             |                |                |      |      |      |      |   |      |        |
|--------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE               | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 0900               | 01  | 2,654     | 130.0512    | 180.77         | 479,764        | 2017 | 2017 | 0    | 0    | 0 | 4.00 | 96.00  |

1 SNGL FAM

100% - 2024

Heated Area: 2286

HX Base Yr

Floor plan diagram showing various areas labeled with codes and years: FSP 2017, FST 2017, BAS 2017, FGR 2017, FOP 2017. Dimensions are provided for each area and the overall lot.

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

| 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 |
|---|------|------------|-------------|-----|-----|---|---|--------|----|-----------|----------------|-----------|---------|-------------|----|--------|-----------------|-------|
| 3 | 0860 | POOL/SPA   |             | 0   | 100 | 0 | 0 | 1.00   | UT | 50,000.00 | 50,000.00      | 100       | 2017    | 2017        | 04 | 95     | 47,500          |       |
| 4 | 0911 | SCRN RM A  |             | 0   | 100 | 0 | 0 | 720.00 | SF | 18.00     | 18.00          | 100       | 2017    | 2017        | 3  | 70     | 9,072           |       |

| TOTAL OB/XF |       |       |             |           |     |           |        |         |            |                |        |  | 56,572 |  |  |
|-------------|-------|-------|-------------|-----------|-----|-----------|--------|---------|------------|----------------|--------|--|--------|--|--|
| LOC ZONE    | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPHT FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LA VAL |  |        |  |  |
| RLM         | 0.00  | 0.00  | 1.00        | LT        |     | 1.00      | 1.00   | 1.00    | 165,000.00 | 165,000.00     | 1      |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |
|             |       |       |             |           |     |           |        |         |            |                |        |  |        |  |  |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 2       |
|---------------------------|--|-------------|---------|
| VALUATION SUMMARY         |  |             |         |
| VALUATION BY              |  | STANDARD    |         |
| Tax Group: 2              |  | Tax Dist:   |         |
| BUILDING MARKET VALUE     |  | 460,573     |         |
| TOTAL MARKET OB/XF VALUE  |  | 56,572      |         |
| TOTAL LAND VALUE - MARKET |  | 165,000     |         |
| TOTAL MARKET VALUE        |  | 682,145     |         |
| SOH/AGL Deduction         |  | 30,092      |         |
| ASSESSED VALUE            |  | 652,053     |         |
| TOTAL EXEMPTION VALUE     |  | 13          | 652,053 |
| BASE TAXABLE VALUE        |  | 0           |         |
| TOTAL JUST VALUE          |  | 682,145     |         |
| NCON VALUE                |  | 0           |         |
| INCOME VALUE              |  |             |         |
| PREVIOUS YEAR MKT VALUE   |  | 651,460     |         |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 20172246   | SCRNRM      | 6,712   | 07/21/2017 |
| 20171258   | SWIM POOL   | 48,000  | 04/27/2017 |
| 20170592   | NEW CONSTR  | 284,658 | 03/01/2017 |

| SALES DATA                   |            |              |        |        |           |               |  |
|------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number         | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2139/0387                    | 7/31/2017  | WD           | Q      | I      | 01        | 424,900       |  |
| GRANTOR: D S WARE HOMES LLC  |            |              |        |        |           |               |  |
| GRANTEE: BIRTHWHISTLE DENNIS |            |              |        |        |           |               |  |
| 1952/0332                    | 12/12/2014 | SW           | Q      | V      | 05        | 516,000       |  |
| GRANTOR: PARKWAY DUNES LLC   |            |              |        |        |           |               |  |
| GRANTEE: D S WARE HOMES LLC  |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FST=[YR=2017] W8 BAS=[YR=2017] W15 FSP=[YR=2017] W21 S10 E18 N7 U3 R3 \$ D3 L3 S7 W18 S57 E10 FOP=[YR=2017] S1 E11 N1 FGR=[YR=2017] E2 S3 E21 N21 W20 S8 W5 S10 E2\$ W2 N4 W7 S4 W2\$ E2 N4 E7 N6 E5 N8 E20 N44 W8 N5\$ S5 E8 N5\$. |  |  |  |  |  |  |  |  |  |