LOT 49
DUNES OF AMELIA PHASE 1
PBK 8/88

WEST LIVING TRUST/WEST DANIEL CHARLES TRUSTEE
353 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0049-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

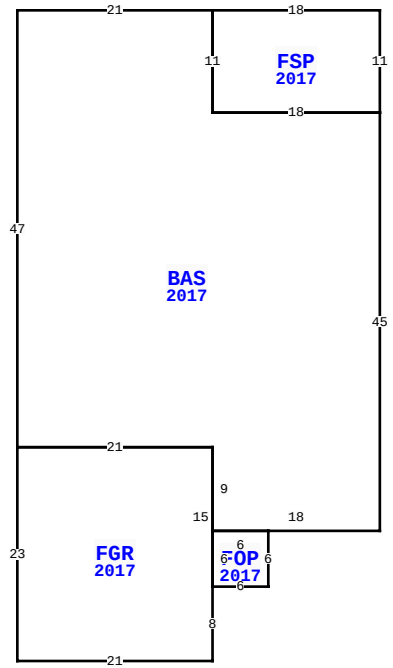
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	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	1,797	100	2017	1,797	313,489
FGR	483	55	2017	266	46,404
FOP	36	30	2017	11	1,919
FSP	198	40	2017	79	13,782
TOTALS	2,514			2,153	375,593

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,153	130.7320	181.72	391,243	2017	2017	0	0	0	4.00	96.00

1 SNGL FAM 100% - 2018 Heated Area: 1797 HX Base Yr 2018



353 SARGASSO ST, FERNANDINA BEACH

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		375,593
TOTAL MARKET OB/XF VALUE		58,473
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		599,066
SOH/AGL Deduction		245,787
ASSESSED VALUE		353,279
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		301,868
TOTAL JUST VALUE		599,066
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		564,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180289	SCRNROOM	6,232	01/25/2018
20173561	SWIM POOL	40,000	11/13/2017
20162477	CO ISSUED	0	01/04/2017
20162477	NEW CONSTR	229,370	09/13/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2592/1472	9/15/2022	QC	U	I	11	100
GRANTOR: WEST DANIEL CHARLES &						
GRANTEE: WEST LIVING TRUST						
2592/1447	9/15/2022	QC	U	I	11	100
GRANTOR: WEST LIVING TRUST						
GRANTEE: WEST DANIEL CHARLES						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2017] W18 BAS=[YR=2017] W21 S47 FGR=[YR=2017] S23 E21 N8 FOP=[YR=2017] E6 N6 W6 S6$ N15 W21$ E21 S9 E18 N45 W18 N11 $ S11 E18 N11$.

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
3	0911	SCRN RM A	0	100	0	0	546.00	SF	18.00	18.00	100	2018	2018	3	74	7,273	
4	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2018	2018	04	95	47,500	
6	0600	SUMMER KIT	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2018	2018	3	74	3,700	

LAND DESCRIPTION

TOTAL OB/XF 58,473

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 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