LOT 50
DUNES OF AMELIA PHASE 1
PBK 8/88

WRYE BARBARA L/E/
327 SARGASSO ST
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-044D-0050-0000**

## 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 |

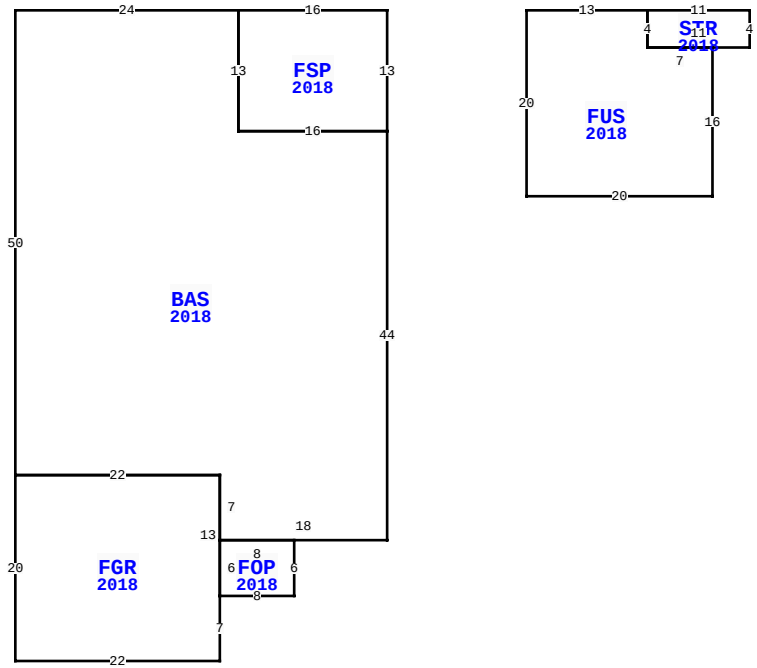
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,918 | 100 | 2018 | 1,918 | 338,324 |
| FGR | 440 | 55 | 2018 | 242 | 42,688 |
| FOP | 48 | 30 | 2018 | 14 | 2,470 |
| FSP | 208 | 40 | 2018 | 83 | 14,641 |
| FUS | 372 | 100 | 2018 | 372 | 65,619 |
| STR | 44 | 10 | 2018 | 4 | 705 |
| TOTALS | 3,030 | | | 2,633 | 464,447 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,633 | 130.8240 | 181.85 | 478,811 | 2018 | 2018 | 0 | 0 | 0 | 3.00 | 97.00 |

1 SNGL FAM 100% - 2019 Heated Area: 2290 HX Base Yr 2019




327 SARGASSO ST, FERNANDINA BEACH

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

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 464,447 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 165,000 |
| TOTAL MARKET VALUE | | 629,447 |
| SOH/AGL Deduction | | 327,138 |
| ASSESSED VALUE | | 302,309 |
| TOTAL EXEMPTION VALUE | HX HB WX | 56,411 |
| BASE TAXABLE VALUE | | 245,898 |
| TOTAL JUST VALUE | | 629,447 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 613,521 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20180123 | CO ISSUED | 0 | 06/08/2018 |
| 20180123 | NEW CONSTR | 291,972 | 01/12/2018 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2747/892 | 10/31/2024 | LE | U | I | 11 | 100 |
| GRANTOR: WRYE BARBARA | | | | | | |
| GRANTEE: KIRKLAND TONYA LYNN | | | | | | |
| 2711/1962 | 5/15/2024 | LE | U | I | 11 | 0 |
| GRANTOR: WRYE BARBARA A | | | | | | |
| GRANTEE: KIRKLAND TONYA LYNN | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FSP=[YR=2018] W16 BAS=[YR=2018] W24 S50 FGR=[YR=2018] S20 E22 N7 FOP=[YR=2018] E8 N6 W8 S6$ N13 W22$ E22 S7 E18 N44 W16 N13$ S13 E16 N13$ PTR= E15 FUS=[YR=2018] E13 STR=[YR=2018] E11 S4 W11 N4$ S4 E7 S16 W20 N20$ W15 $.

## 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 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