LOT 54
IN OR 2212/1580
DUNES OF AMELIA PHASE 1

STONER ELIZABETH M
201 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0054-0000

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 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	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

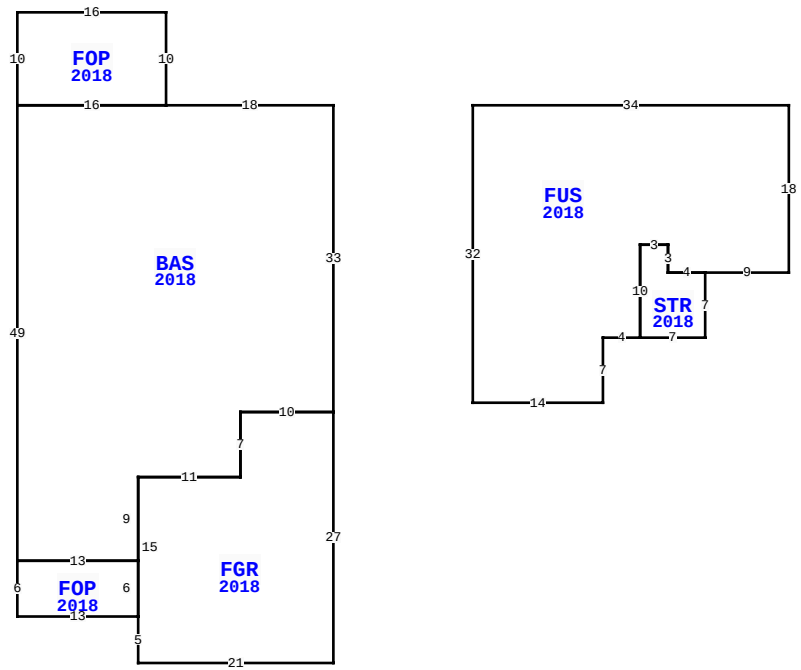
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,407	100	2018	1,407	248,815
FGR	490	55	2018	270	47,747
FOP	78	30	2018	23	4,067
FOP	160	30	2018	48	8,488
FUS	827	100	2018	827	146,247
STR	58	10	2018	6	1,061
TOTALS	3,020			2,581	456,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,581	131.1552	182.31	470,542	2018	2018	0	0	0	3.00	97.00

1 SNGL FAM 100% - 2019 Heated Area: 2234 HX Base Yr 2019



201 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		456,426
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		621,426
SOH/AGL Deduction		252,516
ASSESSED VALUE		368,910
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		317,499
TOTAL JUST VALUE		621,426
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		605,561

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180252	CO ISSUED	0	07/29/2018
20180252	NEW CONSTR	0	12/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2212/1580	7/20/2018	WD	Q	I	01	344,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: STONER ELIZABETH M						
2060/0779	7/22/2016	SW	Q	V	05	688,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W18 FOP=[YR=2018] N10 W16 S10 E16$ W16 S49 FOP=[YR=2018] S6 E13 FGR=[YR=2018] S5 E21 N27 W10 S7 W11 S15$ N6 W13$ E13 N9 E11 N7 E10 N33$ PTR=E15 FUS=[YR=2018] E34 S18 W9 STR=[YR=2018] S7 W7 N10 E3 S3 E4$ W4 N3 W3 S10 W4 S7 W14 N32 $ 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