

LOT 86
IN OR 2103/1005
DUNES OF AMELIA PHASE 1

HART BRYAN HOWARD & KARA A
195 STONESTEPS WAY
ENCINITAS, CA 92024

2026

00-00-30-044D-0086-0000



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	2,242	100	2017	2,242	392,389
FGR	520	55	2017	286	50,055
FOP	38	30	2017	11	1,925
FSP	160	40	2017	64	11,201
TOTALS	2,960			2,603	455,571

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
4	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0		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	2,603	131.1552	182.31	474,553	2017	2017	0	0	0	4.00	96.00
1 SNGL FAM 0% - 0 Heated Area: 2242 HX Base Yr												
2863 TURTLE SHORES DR, FERNANDINA BEACH												
BLD DATE: 03/31/2025 MLU												

TOTAL OB/XF												
5,440												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY		PAGE 1 of 1	
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		455,571	
TOTAL MARKET OB/XF VALUE		5,440	
TOTAL LAND VALUE - MARKET		165,000	
TOTAL MARKET VALUE		626,011	
SOH/AGL Deduction		75,336	
ASSESSED VALUE		550,675	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		550,675	
TOTAL JUST VALUE		626,011	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		610,646	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162649	CO ISSUED	0	02/24/2017
20162649	NEW CONSTR	280,662	09/28/2016

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1005	2/24/2017	WD	Q	I	02	399,300
GRANTOR: D S WARE HOMES LLC						
GRANTEE: HART BRYAN HOWARD &						
2060/0239	7/18/2016	SW	Q	V	01	86,500
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2017] W24 FSP=[YR=2017] W16 S10 E16 N10\$ S10 W20 S57 E11 FOP=[YR=2017] S1 E10 N1 FGR=[YR=2017] E2 S2 E21 N20 W21 N3 W6 S8 E2 S13 E2\$ W2 N4 W7 S4 W1\$ E1 N4 E7 N9 W2 N8 E6 S3 E21 N49\$.									