LOT 96
IN OR 2093/847
DUNES OF AMELIA PHASE 1

KOZAK KEVIN C & TINA S
2803 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0096-0000

BUILDING CHARACTERISTICS

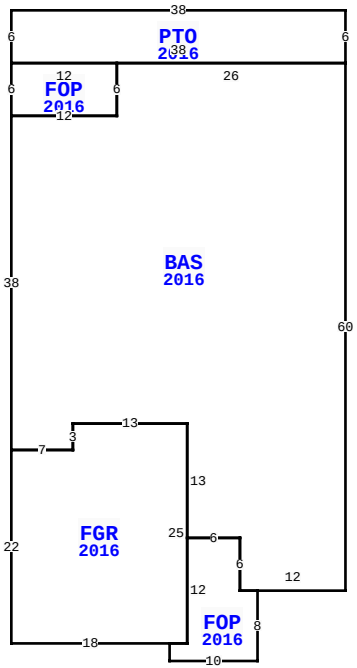
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	1,813	100	2016	1,813	315,169
FGR	479	55	2016	263	45,720
FOP	72	30	2016	22	3,825
FOP	104	30	2016	31	5,389
PTO	228	5	2016	11	1,912
TOTALS	2,696			2,140	372,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,140	130.9574	182.03	389,544	2016	2016	0	0	0	4.50	95.50

1 SNGL FAM 100% - 2017 Heated Area: 1813 HX Base Yr 2017



2803 N SEA GRAPE DR, 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		372,015
TOTAL MARKET OB/XF VALUE		4,371
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		541,386
SOH/AGL Deduction		219,841
ASSESSED VALUE		321,545
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		270,134
TOTAL JUST VALUE		541,386
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20190370	SCNENCL	0	07/16/2019
20162475	NEW CONSTR	229,946	09/12/2016
20151548	NEW CONSTR	393,000	07/02/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2093/0847	12/30/2016	WD	Q	I	01	322,500
GRANTOR: D S WARE HOMES LLC						
GRANTEE: KOZAK KEVIN C & TIN						
1952/0332	12/12/2014	SW	Q	V	05	516,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: D S WARE HOMES LLC						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2016	2016	3	96	3,360	
4	0911	SCRN RM A	0	100	6	12	72.00	SF	18.00	18.00	100	2019	2019	3	78	1,011	

BUILDING DIMENSIONS

PTO=[YR=2016] W38 S6 FOP=[YR=2016] S6 BAS=[YR=2016] S38 FGR=[YR=2016] S22 E18 FOP=[YR=2016] S2 E10 N8 W2 N6 W6 S12 W2$ E2 N25 W13 S3 W7$ E7 N3 E13 S13 E6 S6 E12 N60 W26 S6 W12$ E12 N6 W12$ E38 N6$.

LAND DESCRIPTION

TOTAL OB/XF 4,371

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 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS