LOT 99
IN OR 2168/1416
DUNES OF AMELIA PHASE 1

MITCHELL ROBERT L & RACHEL L
2777 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0099-0000

NASSAU COUNTY PROPERTY

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

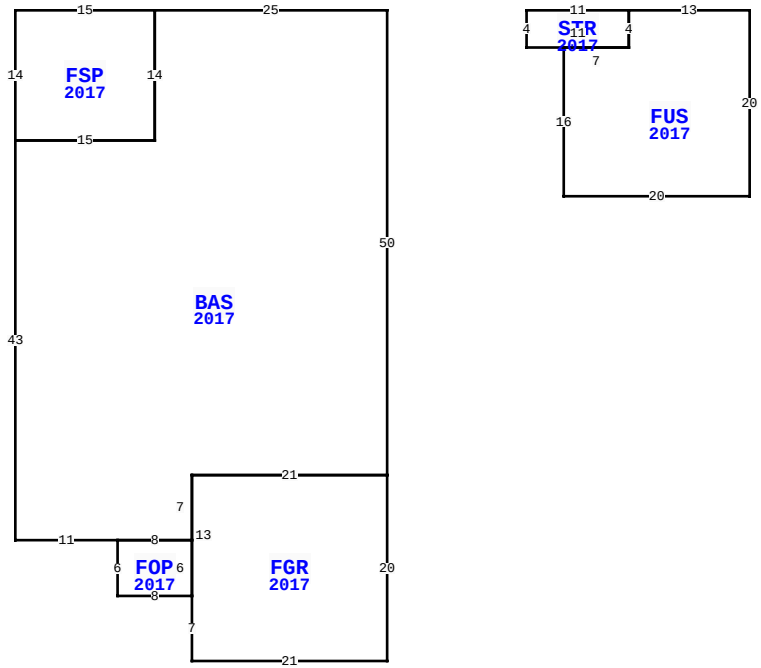
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,923	100	2017	1,923	337,459
FGR	420	55	2017	231	40,537
FOP	48	30	2017	14	2,457
FSP	210	40	2017	84	14,740
FUS	372	100	2017	372	65,280
STR	44	10	2017	4	702
TOTALS	3,017			2,628	461,175

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,628	130.8240	181.85	477,902	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2018 Heated Area: 2295 HX Base Yr 2018



2777 N SEA GRAPE DR, 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		461,175
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		626,175
SOH/AGL Deduction		255,487
ASSESSED VALUE		370,688
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,277
TOTAL JUST VALUE		626,175
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		609,643

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20172453	CO ISSUED	0	12/28/2017
20172453	NEW CONSTR	286,237	08/10/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2168/1416	12/29/2017	WD	Q	I	01	383,300
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: MITCHELL ROBERT L &						
2081/1657	11/03/2016	SW	Q	V	05	516,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W25 S14 W15 S43 E11 E8 N7 E21 N50 $
FGR=[YR=2017;ORIG=-21,63] S7 E21 N20 W21 S13 $
FUS=[YR=2017;ORIG=26,0] E13 S20 W20 N16 E7 N4 $
FSP=[YR=2017;ORIG=-25,0] W15 S14 E15 N14 $
FOP=[YR=2017;ORIG=-29,57] S6 E8 N6 W8 $
STR=[YR=2017;ORIG=15,0] E11 S4 W11 N4 $
PTR=[ORIG=0,0] E15 W15 $
.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 03/14/2024 BY KBA Total Acres: 0.00 Total Land Value: 165,000 Market: 0 Agricultural: 0 Common: 165,000 PRINTED 07/09/2026 BY SYS