LOT 101
DUNES OF AMELIA PHASE 1
PBK 8/88

ALEXANDER ASHLEY & STURDEVANT JUSTIN REVOCABLE TRU
P O BOX 556
FERNANDINA BEACH, FL 32035

2026

00-00-30-044D-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

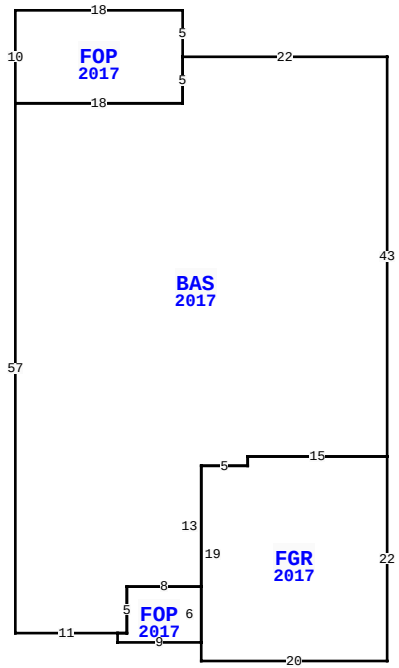
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2017	1,975	355,884
FGR	435	55	2017	239	43,066
FOP	49	30	2017	15	2,703
FOP	180	30	2017	54	9,730
TOTALS	2,639			2,283	411,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,283	134.3384	186.73	426,305	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 0% - 2026 Heated Area: 1975 HX Base Yr



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

2745 N SEA GRAPE DR, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	411,384
TOTAL MARKET OB/XF VALUE	1,940
TOTAL LAND VALUE - MARKET	165,000
TOTAL MARKET VALUE	578,324
SOH/AGL Deduction	0
ASSESSED VALUE	578,324
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	578,324
TOTAL JUST VALUE	578,324
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	564,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20162148	CO ISSUED	0	03/17/2017
20162148	NEW CONSTR	247,211	08/08/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2870/0481	5/21/2026	WD	Q	I	01	720,000
GRANTOR: LAWSON STEVE D & KARE						
GRANTEE: ALEXANDER ASHLEY &						
2768/1301	2/13/2025	TD	Q	I	02	688,000
GRANTOR: HANSEN VIVIAN REV LIV						
GRANTEE: LAWSON STEVE D & KA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W22 FOP=[YR=2017] N5 W18 S10 E18 N5$ S5 W18 S57 E11 FOP=[YR=2017] S1 E9 FGR=[YR=2017] S2 E20 N22 W15 S1 W5 S19$ N6 W8 S5 W1 $ E1 N5 E8 N13 E5 N1 E15 N43 $.

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
1	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2017	2017	3	97	1,940	

LAND DESCRIPTION

TOTAL OB/XF 1,940

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	0		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