LOT 102
DUNES OF AMELIA PHASE 1
PBK 8/88

PRICE JEFFREY S 2009 REVOCABLE LIVING TRUST/PRICE
2723 SEA GRAPE DR N
FERNANDINA BEACH, FL 32034

**2026**

**00-00-30-044D-0102-0000**

## 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 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 | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

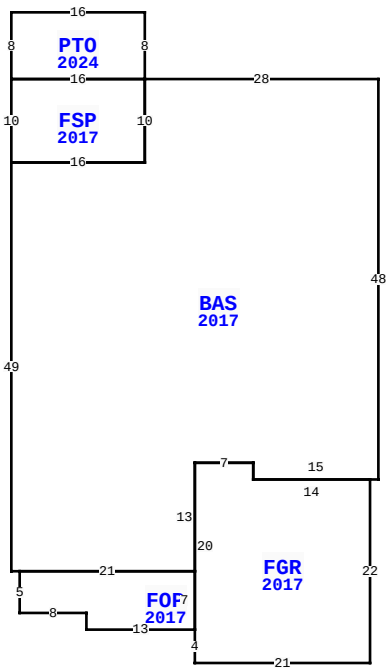
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,180 | 100 | 2017 | 2,180 | 379,278 |
| FGR | 476 | 55 | 2017 | 262 | 45,583 |
| FOP | 131 | 30 | 2017 | 39 | 6,785 |
| FSP | 160 | 40 | 2017 | 64 | 11,135 |
| PTO | 128 | 5 | 2024 | 6 | 1,044 |
| TOTALS | 3,075 | | | 2,551 | 443,825 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,551 | 130.3824 | 181.23 | 462,318 | 2017 | 2017 | 0 | 0 | 0 | 4.00 | 96.00 |

1 SNGL FAM 0% - 0 Heated Area: 2180 HX Base Yr




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

2723 N SEA GRAPE DR, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 2 | Tax Dist: |
| BUILDING MARKET VALUE | 443,825 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 165,000 |
| TOTAL MARKET VALUE | 608,825 |
| SOH/AGL Deduction | 72,815 |
| ASSESSED VALUE | 536,010 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 536,010 |
| TOTAL JUST VALUE | 608,825 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 593,399 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20163014 | CO ISSUED | 0 | 02/24/2017 |
| 20163014 | NEW CONSTR | 273,384 | 11/03/2016 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2737/187 | 9/05/2024 | SW | U | I | 11 | 100 |
| GRANTOR: PRICE JEFFREY S | | | | | | |
| GRANTEE: PRICE JEFFREY S 200 | | | | | | |
| 2408/1244 | 11/16/2020 | WD | Q | I | 01 | 467,000 |
| GRANTOR: SCHULTZ WAYNE C & SHI | | | | | | |
| GRANTEE: PRICE JEFFREY S | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2017;ORIG=0,0] W28 S10 W16 S49 E1 E21 N13 E7 S2 E15 N48 $
FGR=[YR=2017;ORIG=-22,66] S4 E21 N22 W14 N2 W7 S20 $
FSP=[YR=2017;ORIG=-28,0] W16 S10 E16 N10 $
FOP=[YR=2017;ORIG=-43,59] S5 E8 S2 E13 N7 W21 $
PTO=[YR=2024;ORIG=-44,-8] E16 S8 W16 N8 $
.

## 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 | 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