LOT 106
IN OR 2026/446
DUNES OF AMELIA PHASE 1

JOYNER DONALD J & MARSHA H
368 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0106-0000

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

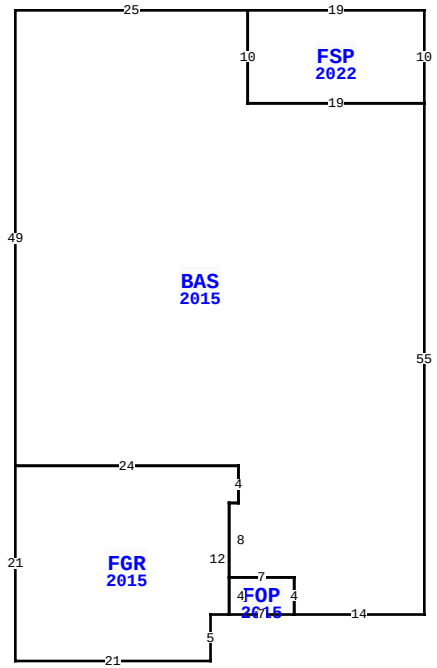
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,270	100	2015	2,270	389,831
FGR	477	55	2015	262	44,994
FOP	28	30	2015	8	1,374
FSP	190	40	2022	76	13,052
TOTALS	2,965			2,616	449,249

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,616	130.0512	180.77	472,894	2015	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2017 Heated Area: 2270 HX Base Yr 2017



368 SARGASSO ST, 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		449,249
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		614,249
SOH/AGL Deduction		359,543
ASSESSED VALUE		254,706
TOTAL EXEMPTION VALUE	HX HB SX	101,411
BASE TAXABLE VALUE		153,295
TOTAL JUST VALUE		614,249
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		599,180

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151775	CO ISSUED	0	01/27/2016
20151775	NEW CONSTR	0	07/01/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2026/0446	1/28/2016	WD	Q	I	02	420,300
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: JOYNER DONALD J & M						
1985/0396	6/09/2015	SW	U	V	30	172,000
GRANTOR: PARKWAY DUNES LLC						
GRANTEE: RIVERSIDE HOMES OF						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=2022] W19 BAS=[YR=2015] W25 S49 FGR=[YR=2015] S21 E21 N5 E2 FOP=[YR=2015] E7 N4 W7 S4$ N12 E1 N4 W24$ E24 S4 W1 S8 E7 S4 E14 N55 W19 N10$ S10 E19 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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