LOT 107
DUNES OF AMELIA PHASE 1
PBK 8/88

MACINTYRE GAYLE
342 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0107-0000

NASSAU COUNTY PROPERTY

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	12	HARDWOOD 60
Interior Floo	14	CARPET 40
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
Quality	06	Quality Level 06

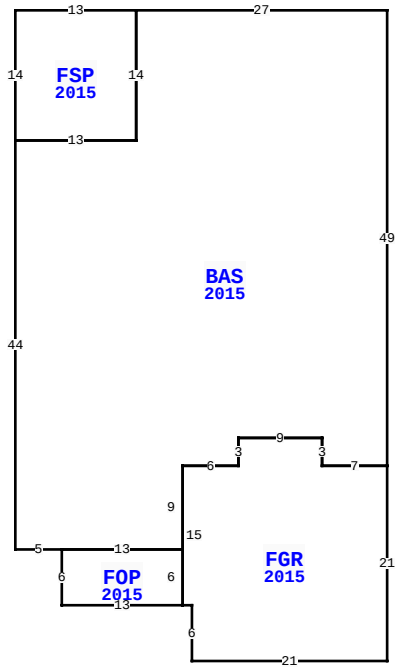
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	2121.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,913	100	2015	1,913	321,707
FGR	483	55	2015	266	44,733
FOP	78	30	2015	23	3,867
FSP	182	40	2015	73	12,276
TOTALS	2,656			2,275	382,584

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,275	127.3510	177.02	402,720	2015	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2021 Heated Area: 1913 HX Base Yr 2021



342 SARGASSO ST, 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		382,584
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		549,504
SOH/AGL Deduction		146,808
ASSESSED VALUE		402,696
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		351,285
TOTAL JUST VALUE		549,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		537,711

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20151414	CO ISSUED	0	10/01/2015
20151414	NEW CONSTR	370,000	06/18/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2382/0571	8/05/2020	WD	Q	I	01	440,000
GRANTOR: GODBEE PAULA L						
GRANTEE: MACINTYRE GAYLE						
2008/0974	10/09/2015	WD	Q	I	01	379,400
GRANTOR: D S WARE HOMES LLC						
GRANTEE: GODBEE BARRY L & PA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W27 FSP=[YR=2015] W13 S14 E13 N14$ S14 W13 S44 E5 FOP=[YR=2015] S6 E13 FGR=[YR=2015] E1 S6 E21 N21 W7 N3 W9 S3 W6 S15$ N6 W13$ E13 N9 E6 N3 E9 S3 E7 N49 $.

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	100	0	0	1.00	UT	2,000.00	2,000.00	100	2015	2015	3	96	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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