LOT 108
DUNES OF AMELIA PHASE 1
PBK 8/88

PULLEN JEFFREY L & ROBIN S
310 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0108-0000

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	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

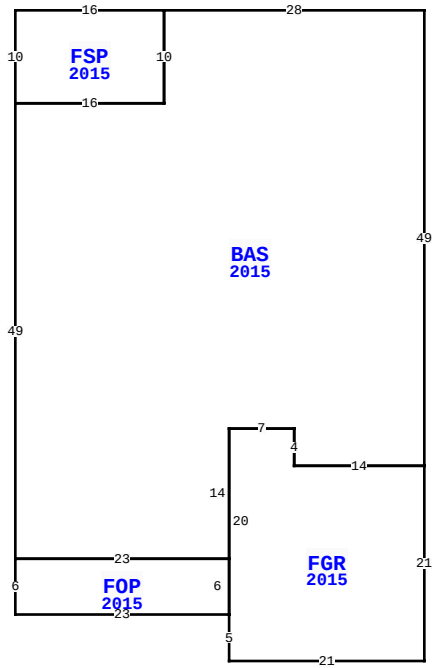
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 2121.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,198	100	2015	2,198	374,272
FGR	469	55	2015	258	43,932
FOP	138	30	2015	41	6,982
FSP	160	40	2015	64	10,897
TOTALS	2,965			2,561	436,082

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,561	128.9472	179.24	459,034	2015	2015	0	0	0	5.00	95.00

1 SNGL FAM 100% - 2026 Heated Area: 2198 HX Base Yr 2026



310 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		436,082
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		601,082
SOH/AGL Deduction		42,857
ASSESSED VALUE		558,225
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		506,814
TOTAL JUST VALUE		601,082
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		591,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150859	CO ISSUED	0	08/20/2015
20150859	NEW CONSTR	381,000	04/22/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2796/1279	6/25/2025	WD	Q	I	01	725,000
GRANTOR: DIFIORE PATRICIA W &						
GRANTEE: PULLEN JEFFREY L &						
2559/0837	4/29/2022	WD	Q	I	02	665,000
GRANTOR: BALDWIN SCOTTY G & MA						
GRANTEE: DIFIORE PATRICIA W						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W28 FSP=[YR=2015] W16 S10 E16 N10$ S10 W16 S49 FOP=[YR=2015] S6 E23 FGR=[YR=2015] S5 E21 N21 W14 N4 W7 S20$ N6 W23$ E23 N14 E7 S4 E14 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

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