LOT 109
IN OR 2157/165
DUNES OF AMELIA PHASE 1

LOTT ANDREW & AUDREY
274 SARGASSO ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-044D-0109-0000

BUILDING CHARACTERISTICS

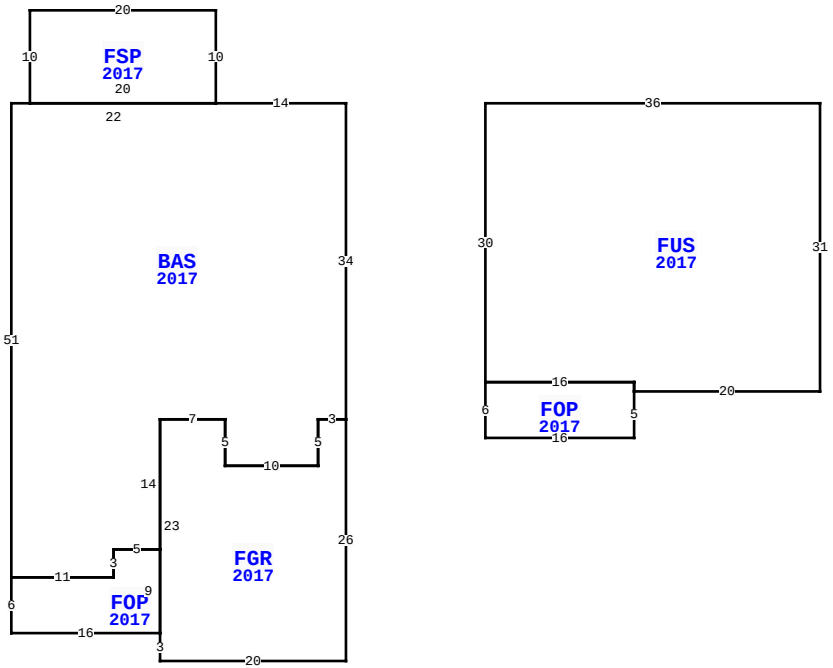
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	1,531	100	2017	1,531	262,463
FGR	470	55	2017	258	44,230
FOP	96	30	2017	29	4,972
FOP	111	30	2017	33	5,657
FSP	200	40	2017	80	13,715
FUS	1,100	100	2017	1,100	188,575
TOTALS	3,508			3,031	519,611

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,031	127.8064	177.65	538,457	2017	2017	0	0	0	3.50	96.50

1 SNGL FAM 100% - 2024 Heated Area: 2631 HX Base Yr 2024



274 SARGASSO ST, FERNANDINA BEACH

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		519,611
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		165,000
TOTAL MARKET VALUE		684,611
SOH/AGL Deduction		245,458
ASSESSED VALUE		439,153
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		387,742
TOTAL JUST VALUE		684,611
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		666,078

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20170153	NEW CONSTR	324,911	01/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2157/0165	10/31/2017	WD	Q	I	01	384,000
GRANTOR: NEW ATLANTIC BUILDERS						
GRANTEE: LOTT ANDREW & AUDRE						
2045/0714	5/11/2016	WD	Q	V	01	87,000
GRANTOR: RIVERSIDE HOMES OF NO						
GRANTEE: NEW ATLANTIC BUILDE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W14 FSP=[YR=2017] N10 W20 S10 E20$ W22 S51 FOP=[YR=2017] S6 E16 FGR=[YR=2017] S3 E20 N26 W3 S5 W10 N5 W7 S23$ N9 W5 S3 W11$ E11 N3 E5 N14 E7 S5 E10 N5 E3 N34$ PTR=E15 FUS=[YR=2017] E36 S31 W20 FOP=[YR=2017] S5 W16 N6 E16 S1$ N1 W16 N30$ W15$.

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	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 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