

LOT 45
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WILLIAMS MATTHEW R & KAREN B
95155 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0045-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		04

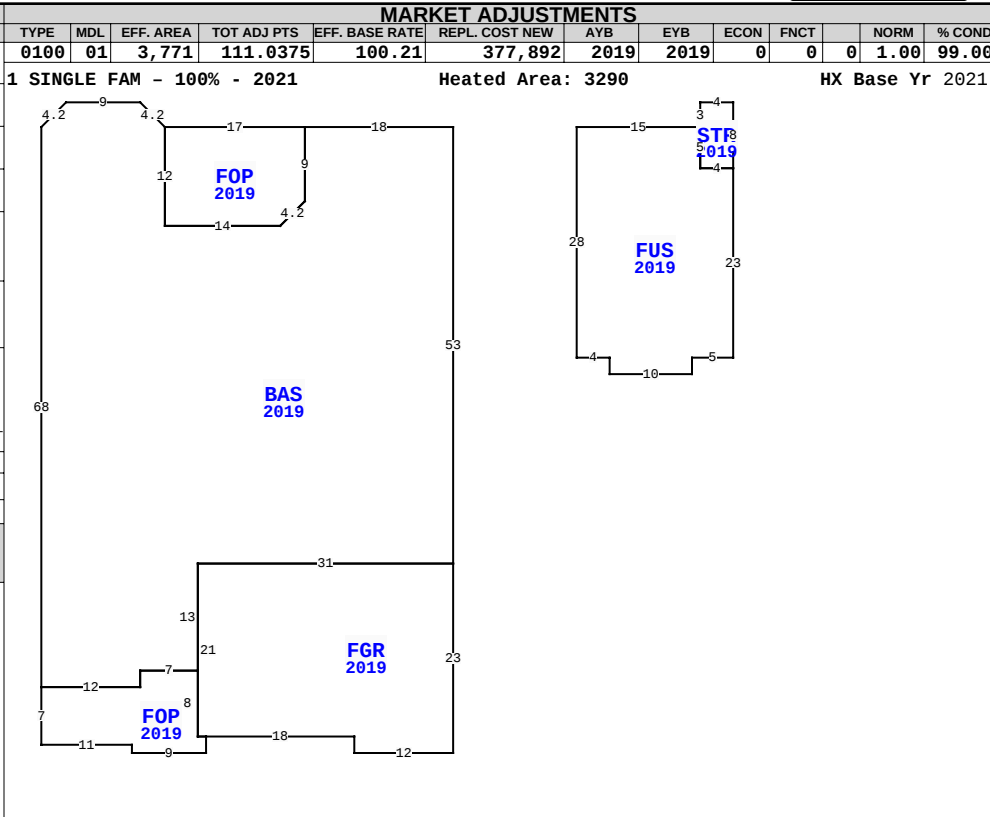
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,758	100	2,758	273,615
FGR	675	55	371	36,806
FOP	157	30	47	4,663
FOP	200	30	60	5,953
FUS	532	100	532	52,779
STR	32	10	3	298

TOTALS	4,354		3,771	374,113
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50
2	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00
5	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	SFR	100			0.00	0.00	1.00



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

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
1	0810	CONCRETE A	0	100	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	99	154	
2	0811	CONCRETE B	0	100	0	0	786.00	SF	5.20	5.20	100	2019	2019	3	99	4,046	
3	0476	VF 6 SBPL	0	100	0	0	156.00	LF	32.00	32.00	100	2019	2019	3	96	4,792	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
5	0462	ST/AL FNC	0	100	0	0	528.00	SF	10.00	10.00	100	2019	2019	3	93	4,910	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	96	288	
7	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	99	1,980	

TOTAL OB/XF										16,458							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	SFR	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY										STANDARD		
VALUATION BY										STANDARD		
Tax Group: 4										Tax Dist:		
BUILDING MARKET VALUE										374,113		
TOTAL MARKET OB/XF VALUE										16,458		
TOTAL LAND VALUE - MARKET										75,000		
TOTAL MARKET VALUE										465,571		
SOH/AGL Deduction										141,381		
ASSESSED VALUE										324,190		
TOTAL EXEMPTION VALUE										HX HB 50,000		
BASE TAXABLE VALUE										274,190		
TOTAL JUST VALUE										465,571		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										429,169		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1909708	CO ISSUED	0	05/03/2019
B1909708	NEW CONSTR	437,149	01/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2277/1751	5/17/2019	WD	Q	I	01	379,500	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WILLIAMS MATTHEW R							
2249/1741	1/18/2019	WD	U	V	30	50,300	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2019] W18 FOP=[YR=2019] W17 S12 E14 R3 U3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 L3 D3 S68 FOP=[YR=2019] S7 E11 S1 E9 N2 FGR=[YR=2019] E18 S2 E12 N23 W31 S21 E1 \$W1 N8 W7 S2 W12\$ E12 N2 E7 N13 E31 N53\$ PTR= E15 FUS=[YR=2019] E15 STR=[YR=2019] N3 E4 S8 W4 N5 \$ S5 E4 S23 W5 S2 W10 N2 W4 N28\$ W15\$.									