

LOT 105
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CHEN YUE/HUANG ANA
95120 SNAPDRAGON DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0105-0000



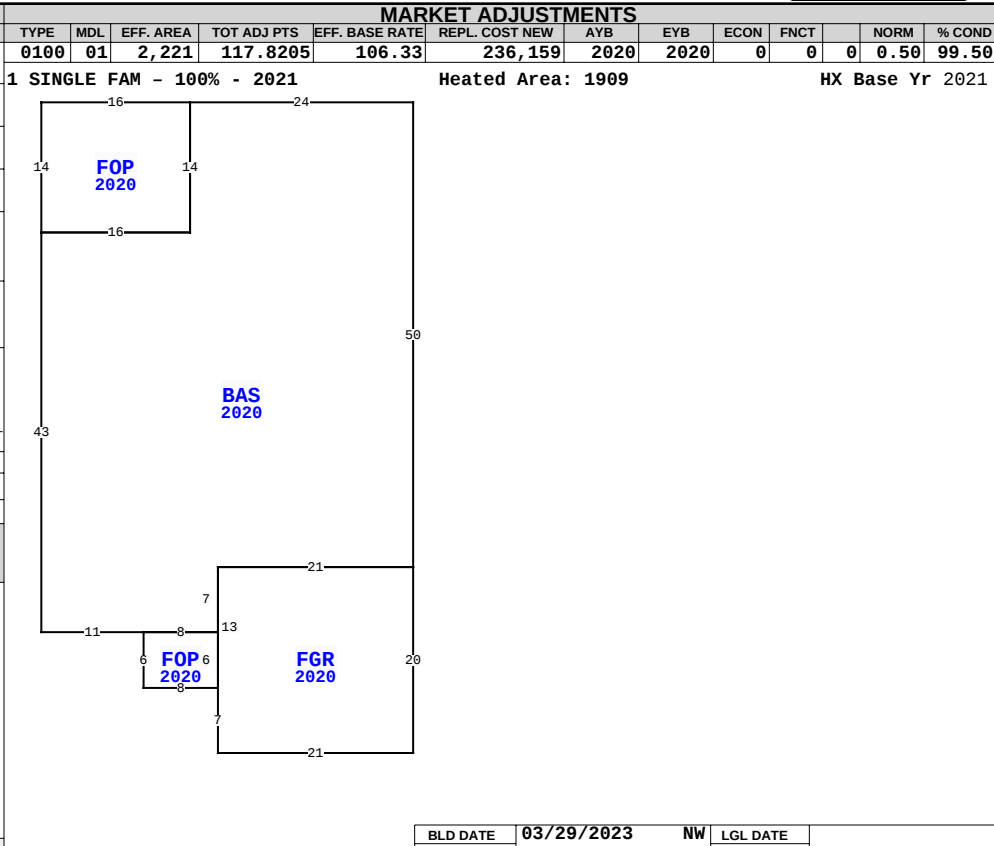
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	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	1,909	100	1,909	201,969
FGR	420	55	231	24,439
FOP	48	30	14	1,482
FOP	224	30	67	7,088
TOTALS	2,601		2,221	234,978

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT	



TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	

TOTAL OB/XF											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	14	3	42.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	100	0	0	640.00	SF	5.20	5.20	

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
VALUATION BY											
STANDARD											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
234,978											
TOTAL MARKET OB/XF VALUE											
3,565											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
313,543											
SOH/AGL Deduction											
81,762											
ASSESSED VALUE											
231,781											
TOTAL EXEMPTION VALUE											
HX HB											
50,000											
BASE TAXABLE VALUE											
181,781											
TOTAL JUST VALUE											
313,543											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
290,639											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1907772	CO ISSUED	0	01/14/2020
B1907772	NEW CONSTR	261,357	09/01/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2335/0050	1/22/2020	WD	Q	I	01	254,600	
GRANTOR:DREAM FINDERS HOMES L							
GRANTEE:CHEN YUE & ANA HUAN							
2310/0024	10/04/2019	WD	U	V	30	7,500	
GRANTOR:DFH AMELIA LLC							
GRANTEE:DREAM FINDERS HOMES							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2020] W24 FOP=[YR=2020] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2020] S6 E8 FGR=[YR=2020] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.											