

LOT 113
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

LOPEZ EDUARDO BURGOS
95130 GLADIOLUS PL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0113-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,904	100	1,904	199,768
FGR	460	55	253	26,545
FOP	54	30	16	1,679
FOP	126	30	38	3,987
FUS	467	100	467	48,998
STR	37	10	4	420

TOTALS	3,048		2,682	281,396
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	19	3	57.00	SF	6.50	
2	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	
3	0911	SCRN RM A	0 100	8	17	136.00	SF	17.50	
4	0855	CONC PAVER	0 100	0	0	192.00	SF	10.00	
5	0462	ST/AL FNC	0 100	0	0	408.00	SF	10.00	
6	0476	VF 6 SBPL	0 100	0	0	22.00	LF	32.00	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	

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

REVIEW DATE 12/15/2021 BY DJ

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,682	117.4320	105.98	284,238	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2371 HX Base Yr											

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	19	3	57.00	SF	6.50	6.50	100	2019	2019	3	99	367	
2	0811	CONCRETE B	0 100	0	0	656.00	SF	5.20	5.20	100	2019	2019	3	99	3,377	
3	0911	SCRN RM A	0 100	8	17	136.00	SF	17.50	17.50	100	2021	2021	3	97	2,309	
4	0855	CONC PAVER	0 100	0	0	192.00	SF	10.00	10.00	100	2021	2021	3	100	1,920	
5	0462	ST/AL FNC	0 100	0	0	408.00	SF	10.00	10.00	100	2021	2021	3	98	3,998	
6	0476	VF 6 SBPL	0 100	0	0	22.00	LF	32.00	32.00	100	2021	2021	3	99	697	
7	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

TOTAL OB/XF										12,965						
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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				281,396	
TOTAL MARKET OB/XF VALUE				12,965	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				369,361	
SOH/AGL Deduction				0	
ASSESSED VALUE				369,361	
TOTAL EXEMPTION VALUE		13		369,361	
BASE TAXABLE VALUE				0	
TOTAL JUST VALUE				369,361	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				339,812	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2107257	SCRN ENCLSR	3,500	08/01/2021
C1904276	CO ISSUED	0	09/13/2019
B1904276	NEW CONSTR	317,816	04/26/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2310/0602	9/24/2019	WD	Q	I	01	271,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LOPEZ EDUARDO BURGO						
2299/1375	8/21/2019	WD	U	V	30	44,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING DIMENSIONS						
BAS=[YR=2019] W11 FOP=[YR=2019] W16 S8 E14 R2 U2 N6\$ S6 D2 L2 W14 N16 W17 S63 E15 N8 FOP=[YR=2019] E9 FGR=[YR=2019] S11 E20 N23 W20 S12\$ N6 W9 S6\$ N6 E9 N6 E20 N35\$ PTR= E15 FUS=[YR=2019] E14 S36 W7 STR=[YR=2019] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.						