

LOT 116
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

RESIDENTIAL HOME BUYER JAX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2023

30-2N-28-0151-0116-0000



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 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	2,395	100	2,395	245,474
FGR	447	55	246	25,213
FOP	240	30	72	7,379
FSP	240	40	96	9,840
TOTALS	3,322		2,809	287,908

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	0812	CONCRETE C	0	0	0	0		1,004.00	SF	4.00				3,976	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000134	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,809	114.7104	103.53	290,816	2019	2019	0	0	1.00	99.00
1 SINGLE FAM - 0% - 2023 Heated Area: 2395 HX Base Yr											
95116 GLADIOLUS PL, FERNANDINA BEACH											

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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		287,908	
TOTAL MARKET OB/XF VALUE		3,976	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		366,884	
SOH/AGL Deduction		0	
ASSESSED VALUE		366,884	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		366,884	
TOTAL JUST VALUE		366,884	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		341,417	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807575	CO ISSUED	0	02/14/2019
B1807575	NEW CONSTR	290,717	10/01/2018

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2624/1686	3/09/2023	SW	Q	I	05
GRANTOR: OPENDOOR PROPERTY TRU					
GRANTEE: RESIDENTIAL HOME BU					
2565/0707	5/19/2022	WD	U	I	37
GRANTOR: PRICE DUSTY WALKER					
GRANTEE: OPENDOOR PROPERTY T					

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=2019] W18 FSP=[YR=2019] N10 W20 S12 E20 N2\$ S2 W20 N2 W14 S36 E2 S25 FOP=[YR=2019] S8 E30 N8 W30\$ E30 N12 FGR=[YR=2019] E20 N22 W20 S15 W1 S7 E1\$ W1 N7 E1 N15 E20 N27\$.		

TOTAL OB/XF											
3,976											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT	