

LOT 117
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CROXTON BENJAMIN GABRIEL & PAIGE/CROXTON ROY DENDY
95110 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0117-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	08	IRREGULAR 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		6 100
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

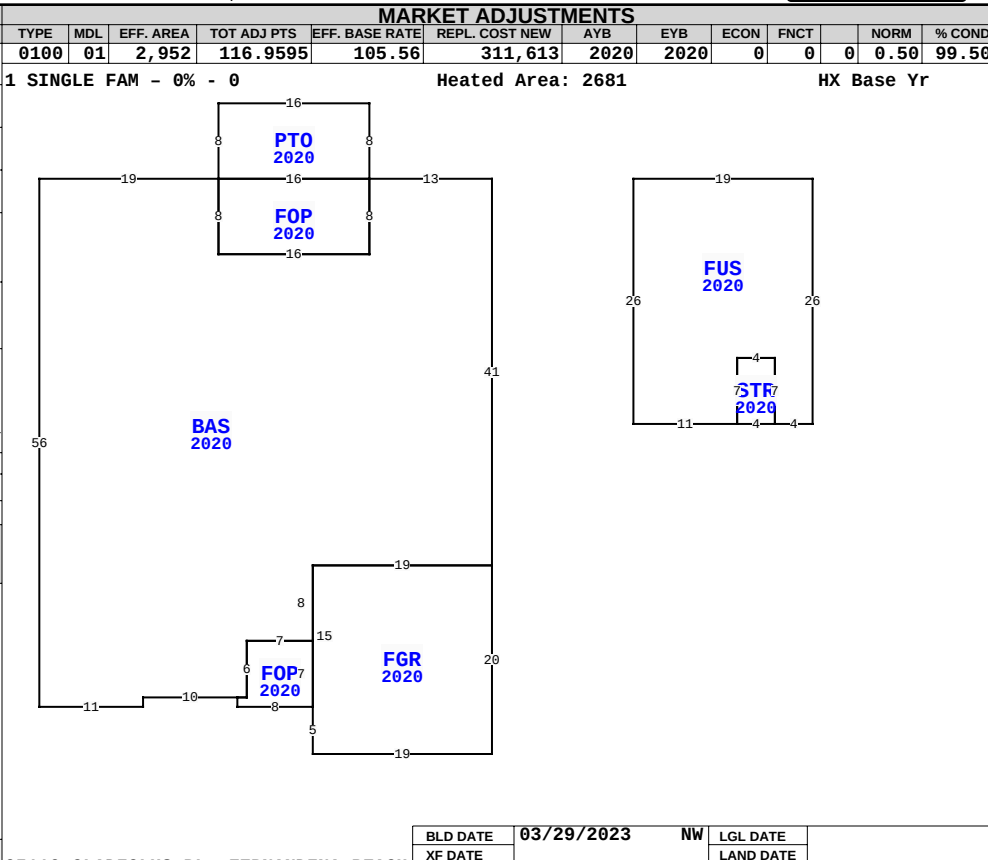
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	232,646
FGR	380	55	209	21,952
FOP	50	30	15	1,575
FOP	128	30	38	3,991
FUS	466	100	466	48,945
PTO	128	5	6	630
STR	28	10	3	315

TOTALS	3,395		2,952	310,055
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	0	7	5		35.00	SF 6.50	100	2020
2	0811	CONCRETE B	0	0	0	0		656.00	SF 5.20	100	2020
3	0476	VF 6 SBPL	0	0	0	0		102.00	LF 32.00	100	2020
4	0470	VNYL GATE	0	0	0	0		2.00	UT 300.00	100	2020
5	0479	VF PICKET	0	0	0	0		60.00	LF 10.00	100	2020

LAND DESCRIPTION											
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	1.00



95110 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	310,055		
TOTAL MARKET OB/XF VALUE	7,977		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	393,032		
SOH/AGL Deduction	57,035		
ASSESSED VALUE	335,997		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	335,997		
TOTAL JUST VALUE	393,032		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	364,971		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202821	CO ISSUED	0	09/02/2020
B202821	NEW CONSTR	351,450	04/15/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2397/0312	9/22/2020	WD	Q	I	01	307,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CROXTON BENJAMIN GA						
2340/1778	2/21/2020	WD	U	V	30	22,300
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2020] W13 PTO=[YR=2020] N8 W16 S8 E16\$ FOP=[YR=2020] W16 S8 E16 N8 \$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR= E15 FUS=[YR=2020] E19 S26 W4 STR=[YR=2020] W4 N7 E4 S7\$ N7 W4 S7 W11 N26\$ W15\$.											