

LOT 118
AMELIA CONOURSE SUB PHASE 2
PBK 8/222

KNUPP FAMILY LIVING TRUST/KNUPP WAYNE R SR TRUSTEE
593 WASHINGTON STREET
PEMBROKE, MA 02359

2023

30-2N-28-0151-0118-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
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	2,553	100	2,553	261,630
FGR	622	55	342	35,048
FOP	65	30	20	2,050
FSP	208	40	83	8,505
TOTALS	3,448		2,998	307,233

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	0	8	3	24.00	SF	6.50	6.50	
2	0811	CONCRETE B	0	0	0	0	860.00	SF	5.20	5.20	
3	0476	VF 6 SBPL	0	0	139	0	139.00	LF	32.00	32.00	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	

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	0			0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,998	115.2816	104.04	311,912	2019	2019	0	0	1.50	98.50
1 SINGLE FAM - 0% - 0 Heated Area: 2553 HX Base Yr											

95106 GLADIOLUS PL, FERNANDINA BEACH					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
24.00	SF	6.50	6.50	100	2019	2019	3	99	154		
860.00	SF	5.20	5.20	100	2019	2019	3	99	4,427		
139.00	LF	32.00	32.00	100	2021	2021	3	99	4,404		
1.00	UT	300.00	300.00	100	2021	2021	3	99	297		

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,233	
TOTAL MARKET OB/XF VALUE		9,282	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		391,515	
SOH/AGL Deduction		55,162	
ASSESSED VALUE		336,353	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		336,353	
TOTAL JUST VALUE		391,515	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		362,497	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906226	CO ISSUED	0	09/20/2019
B1906226	NEW CONSTR	349,533	06/12/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2310/1966	9/26/2019	WD	Q	I	02
GRANTOR: DREAM FINDERS HOMES L					337,100
GRANTEE: KNUPP FAMILY LIVING					
2299/1375	8/21/2019	WD	U	V	30
GRANTOR: DFH AMELIA LLC					44,500
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2019] U3 L3 W6 D3 L3 W5 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											