

LOT 143
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DANIEL QUESLY & SASHA
71 JAMES HINSON DR
MIDWAY, FL 32343

2023

30-2N-28-0151-0143-0000



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

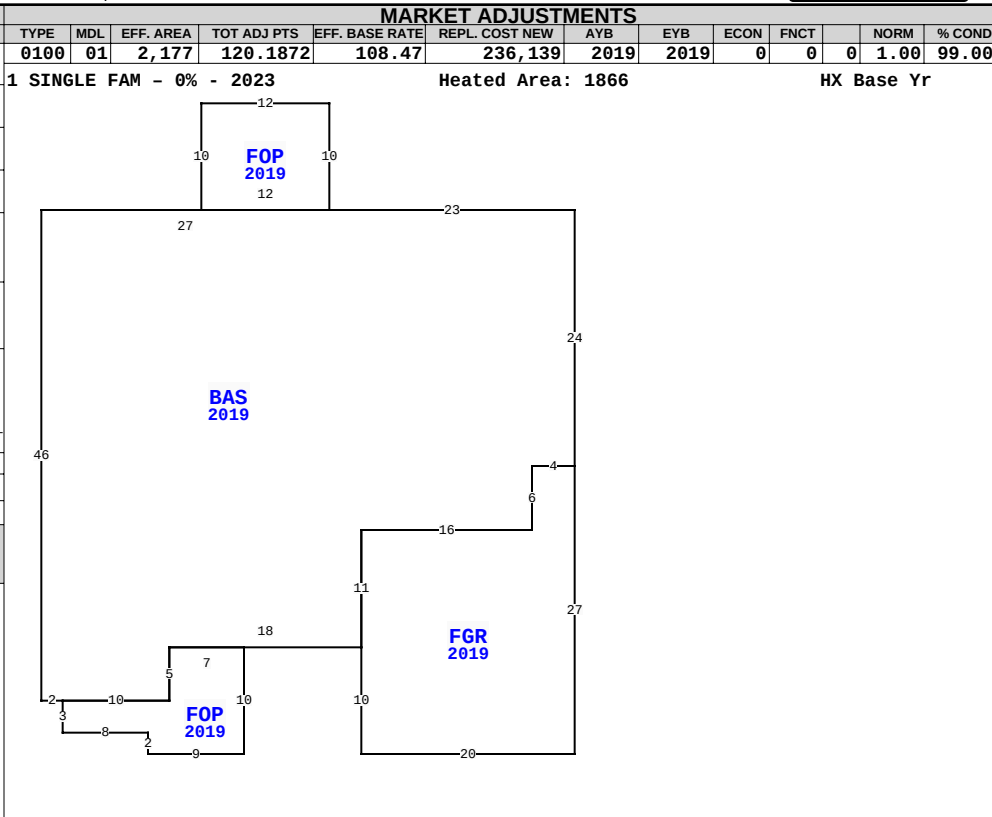
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	200,381
FGR	444	55	244	26,202
FOP	104	30	31	3,329
FOP	120	30	36	3,866

TOTALS	2,534		2,177	233,778
--------	-------	--	-------	---------

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	719.00	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
1	000134	C	SFR POND	0			0.00	0.00	1.00



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	0811	CONCRETE B	0	0	719.00	SF	5.20	5.20	100	2019	2019	3	99	3,701	

TOTAL OB/XF										3,701					
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
1	000134	C	SFR POND	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1					
VALUATION SUMMARY										4					
VALUATION BY										STANDARD					
Tax Group: 4										Tax Dist:					
BUILDING MARKET VALUE										233,778					
TOTAL MARKET OB/XF VALUE										3,701					
TOTAL LAND VALUE - MARKET										75,000					
TOTAL MARKET VALUE										312,479					
SOH/AGL Deduction										0					
ASSESSED VALUE										312,479					
TOTAL EXEMPTION VALUE										0					
BASE TAXABLE VALUE										312,479					
TOTAL JUST VALUE										312,479					
NCON VALUE										237,480					
INCOME VALUE															
PREVIOUS YEAR MKT VALUE										289,458					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807753	CO ISSUED	0	01/24/2019
B1807753	NEW CONSTR	251,826	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2263/0916	3/21/2019	WD	Q	I	01	251,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: DANIEL QUESLY & SAS							
2254/1883	2/08/2019	WD	U	V	30	167,500	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

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

BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E2									
FOP=[YR=2019] S3 E8 S2 E9 N10 W7 S5 W10\$E10 N5 E18									
FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$									