

LOT 145
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

WASSERMAN ANDREA K
85451 AMARYLLIS CT
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0151-0145-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																		
Exterior Wall	16	WD FR STUC 100	0100	01	1,865	129.6540	117.01	218,224	2019	2019	0	0	0	1.50	98.50	STANDARD																																	
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0													Heated Area: 1492 HX Base Yr																																	
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:																																	
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE										214,951																							
Interior Floop	11	CLAY TILE 100														TOTAL MARKET OB/XF VALUE										4,081																							
Air Condition	03	CENTRAL 100														TOTAL LAND VALUE - MARKET										75,000																							
Heating Type	04	AIR DUCTED 100														TOTAL MARKET VALUE										294,032																							
Bedrooms	2	100														SOH/AGL Deduction										45,699																							
Bathrooms	3	100														ASSESSED VALUE										248,333																							
Frame	02	WOOD FRAME 100														TOTAL EXEMPTION VALUE										0																							
Stories	1.	1. 100														BASE TAXABLE VALUE										248,333																							
Units	0	100														TOTAL JUST VALUE										294,032																							
Occupancy	00	NONE 100	NCON VALUE										0																																				
Quality		04	Quality Level 04		INCOME VALUE										PREVIOUS YEAR MKT VALUE										271,723																								
DOR CODE		0100		SINGLE FAMILY		PERMIT NUM										DESCRIPTION		AMT		ISSUED																													
MAP NUM				MKT AREA		04		C1903533		CO ISSUED		0		07/08/2019																																			
NEIGHBORHOOD/LOC		4067.100		B1903533		NEW CONSTR		220,495		03/26/2019																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE		SALES DATA																																							
BAS		1,492		100		1,492		171,960		OFF RECORD Number		DATE		TYPE INST		Q / V I / RSN CD		SALE PRICE																															
FGR		484		55		266		30,658		2292/0859		7/15/2019		WD Q		I 01		228,200																															
FOP		120		30		36		4,149		GRANTOR: DREAM FINDERS HOMES L																																							
FOP		220		30		66		7,607		GRANTEE: WASSERMAN ANDREA K																																							
PTO		100		5		5		576		2263/1532 3/25/2019 WD U V 30 50,300																																							
TOTALS		2,416				1,865		214,951		GRANTOR: DFH AMELIA LLC																																							
EXTRA FEATURES										GRANTEE: DREAM FINDERS HOMES																																							
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 0		0 0		27.00		SF		6.50		6.50		100		2019		2019		3		99		174																					
2		0811		CONCRETE B		0 0		0 0		759.00		SF		5.20		5.20		100		2019		2019		3		99		3,907																					
TOTAL OB/XF																												4,081																					
LAND DESCRIPTION		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		LAND VALUE		OTHER ADJUSTMENTS AND NOTES		YEAR		DENSITY		DECL		FRZ		YR		CONSRV	
1		000134		C		SFR POND		0						0.00		0.00		1.00		LT				1.00		1.00		1.00		75,000.00		75,000.00		75,000															
REVIEW DATE		07/24/2019		BY		KWMB		Total Acres: 0.00		Total Land Value: 75,000		Market: 0		Agricultural: 0		Common: 75,000		PRINTED 08/02/2023 BY SYS																															