

LOT 26
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BARLOW WILLIAM H III & KATHRYN
95297 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

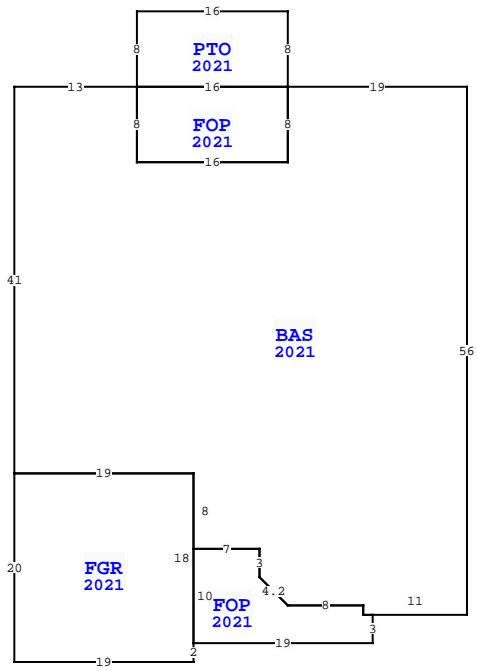
2023

30-2N-28-0152-0026-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	03	GABLE/HIP	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floor	13	LVT/LAMMT	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	2,211	100	2,211
FGR	380	55	209
FOP	122	30	37
FOP	128	30	38
PTO	128	5	6
PTO			597
TOTALS	2,969		2,501
			248,900

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 0%	- 0								
				Heated Area: 2211							
					HX Base Yr						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		248,900	
TOTAL MARKET OB/XF VALUE		3,604	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		327,504	
SOH/AGL Deduction		7,060	
ASSESSED VALUE		320,444	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		320,444	
TOTAL JUST VALUE		327,504	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		291,313	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009876	CO ISSUED	0	02/26/2021
B2009876	NEW CONSTR	295,514	10/19/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2440/0991	2/26/2021	WD Q	Q	I	01	295,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BARLOW WILLIAM H II						
2421/1820	12/30/2020	WD U	V	30		210,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

EXTRA FEATURES																
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	0	693.00	SF	5.20	5.20	100	2021	2021	3	100	3,604	

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

BUILDING NOTES	
BAS=[YR=2021] W19 PTO=[YR=2021] N8 W16 S8 E16\$ FOP=[YR=2021] W16 S8 E16 N8\$ S8 W16 N8 W13 S41 FGR=[YR=2021] S20 E19 N2 FOP=[YR=2021] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N18 W19\$ E19 S8 E7 S3 D3 R3 E8 S1 E11 N56\$.	

LAND DESCRIPTION		TOTAL OB/XF															3,604							
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	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							