

LOT 80
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

OLIVEIRA SANDRO DA SILVA & ANA MARIA LOBO
95317 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0080-0000



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 70
Interior Floo	14	CARPET 30
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

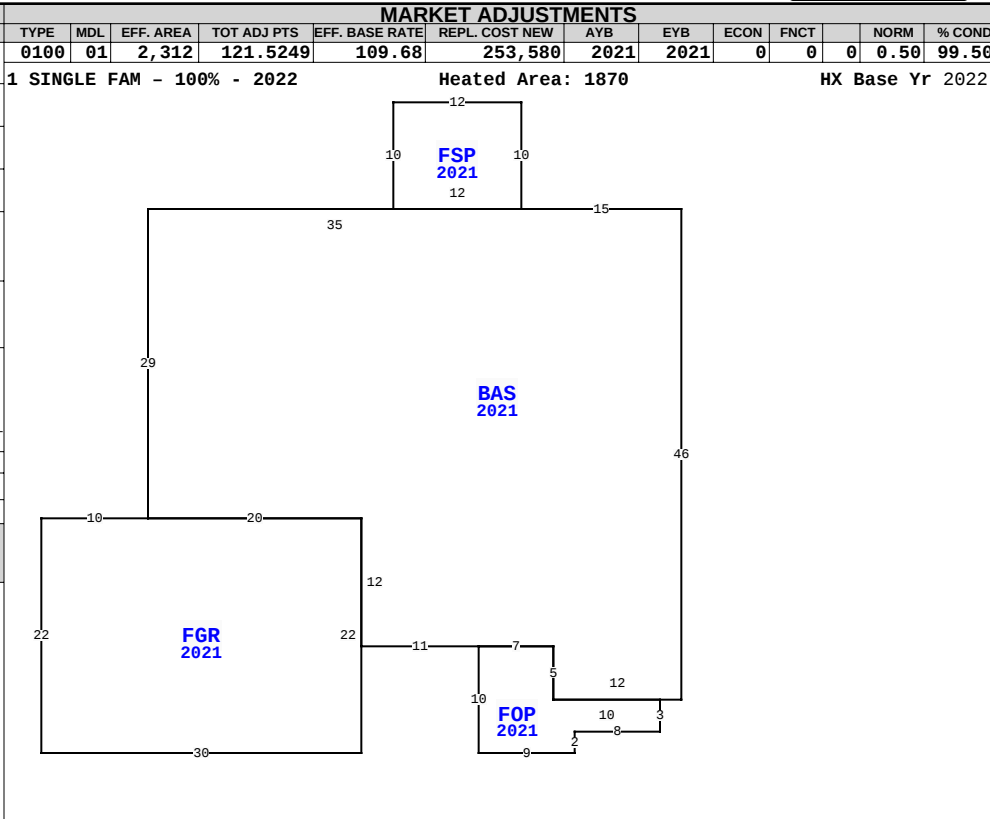
NEIGHBORHOOD/LOC 4067.200

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	204,076
FGR	660	55	363	39,615
FOP	104	30	31	3,383
FSP	120	40	48	5,239

TOTALS 2,754 2,312 252,312

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	913.00	SF	5.20	5.20
2	0476	VF 6 SBPL	0 100	0	0	102.00	LF	32.00	32.00
3	0470	VNYL GATE	0 100	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
1	000134	C	SFR POND	100			0.00	0.00	1.00



BLD DATE	03/03/2023	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	0 100	0	0	913.00	SF	5.20	5.20	100	2021	2021	3	100	4,748	
2	0476	VF 6 SBPL	0 100	0	0	102.00	LF	32.00	32.00	100	2021	2021	3	99	3,231	
3	0470	VNYL GATE	0 100	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	99	297	

TOTAL OB/XF										8,276						
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
1	000134	C	SFR POND	100			0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY										STANDARD				
VALUATION BY										Tax Group: 4				STANDARD
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										252,312				
TOTAL MARKET OB/XF VALUE										8,276				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										335,588				
SOH/AGL Deduction										29,825				
ASSESSED VALUE										305,763				
TOTAL EXEMPTION VALUE										HX HB				50,000
BASE TAXABLE VALUE										255,763				
TOTAL JUST VALUE										335,588				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										296,857				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011602	CO ISSUED	0	04/01/2021
B2011602	NEW CONSTR	267,359	11/23/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	/	V I	RSN CD	SALE PRICE
2449/1279	3/31/2021	WD	Q		I	01	306,100
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: OLIVEIRA SANDRO DA							
2421/1820	12/30/2020	WD	U		V	30	210,000
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W15 FSP=[YR=2021] N10 W12 S10 E12\$ W35 S29									
FGR=[YR=2021] W10 S22 E30 N22 W20\$ E20 S12 E11 FOP=[YR=2021] S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46\$.									