

LOT 102
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

MILLER JODY ELIZABETH L/E/
95119 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0102-0000



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

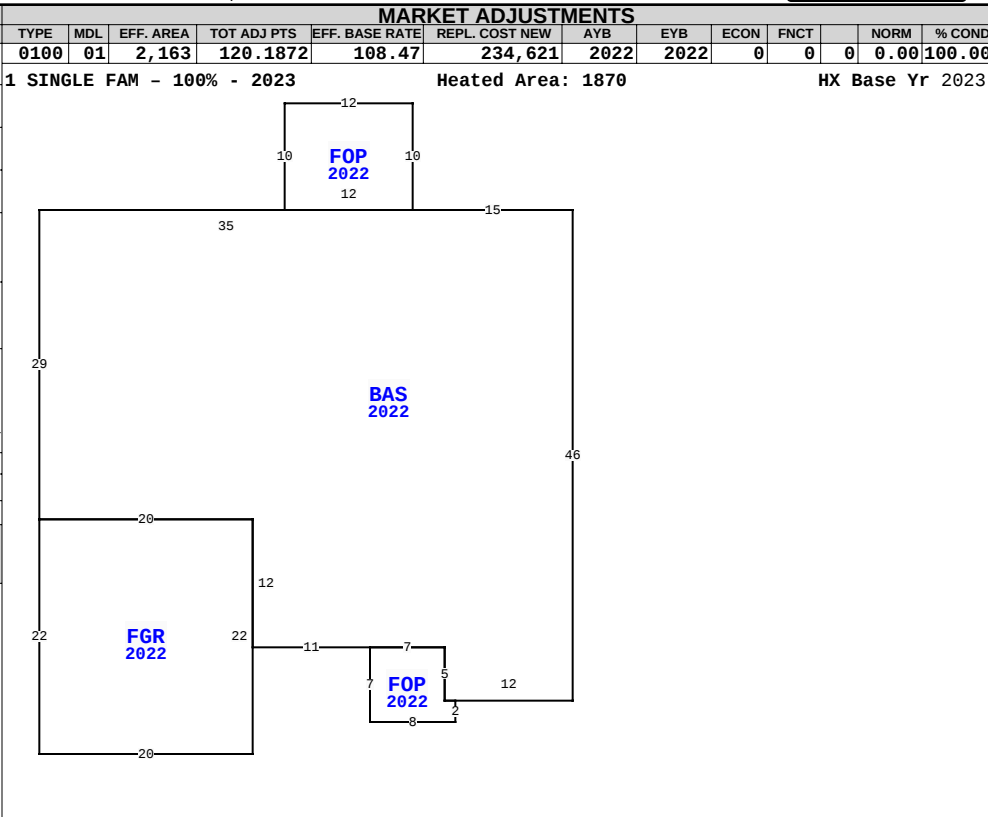
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04

NEIGHBORHOOD/LOC 4067.200				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,870	100	1,870	202,839
FGR	440	55	242	26,250
FOP	51	30	15	1,627
FOP	120	30	36	3,905

TOTALS	2,481		2,163	234,621
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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	670.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	72.00	SF	6.50	6.50

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	

TOTAL OB/XF 3,952									
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	670.00	SF	5.20	5.20
2	0810	CONCRETE A	0 100	0	0	72.00	SF	6.50	6.50

TOTAL OB/XF 3,952									
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

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					234,621				
TOTAL MARKET OB/XF VALUE					3,952				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					313,573				
SOH/AGL Deduction					118,593				
ASSESSED VALUE					194,980				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					144,980				
TOTAL JUST VALUE					313,573				
NCON VALUE					237,079				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					65,000				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B230005660	POOL	98,000	05/01/2023
22004906	NEW CONSTR	308,366	03/30/2022

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2602/0158	11/11/2022	WD	U	I	11	100	
GRANTOR: MILLER JODY ELIZABETH							
GRANTEE: GLASSMAN DANIEL J							
2598/1638	10/25/2022	WD	Q	I	01	405,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: MILLER JODY ELIZABE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W15 FOP=[YR=2022] N10W12S10 E12\$ W35 S29									
FGR=[YR=2022] S22 E20 N22 W20\$ E20 S12 E11 FOP=[YR=2022] S7									
E8 N2 W1 N5 W7\$ E7 S5 E12 N46\$.									