

LOT 109
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

JIMENEZ JUAN/VELAZQUEZ MILAGROS
95122 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0109-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	2.	100
Units	0	100
Occupancy	00	NONE 100

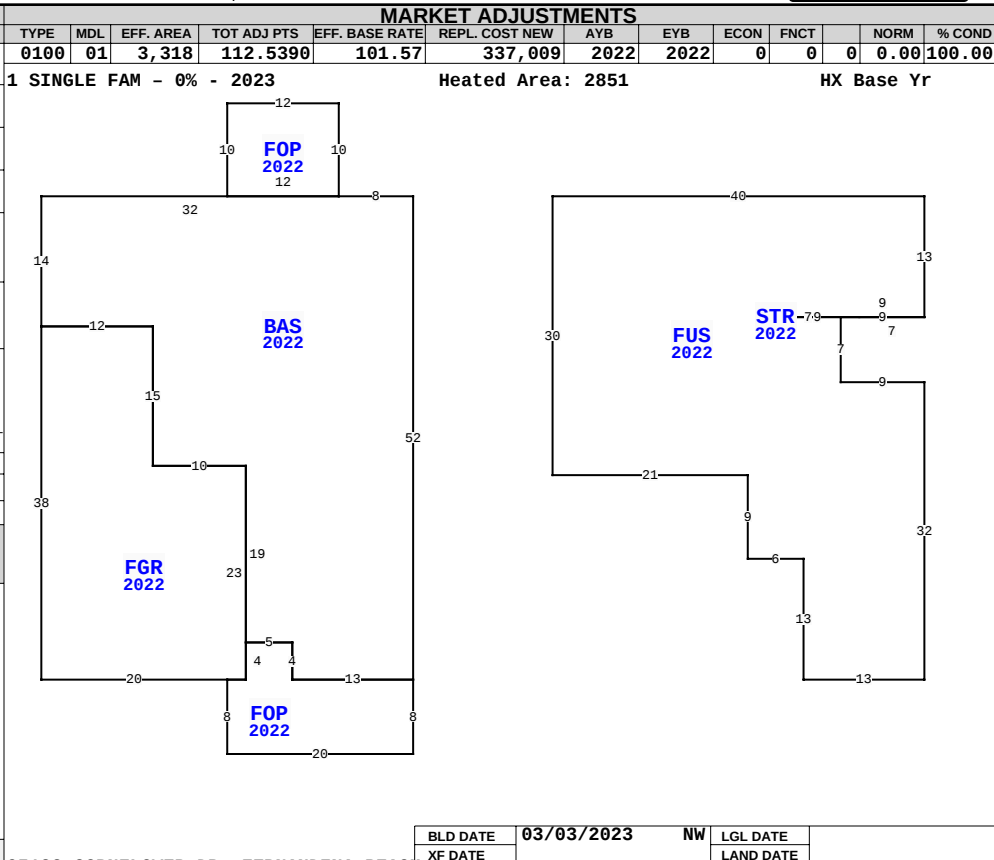
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	139,557
FGR	686	55	377	38,292
FOP	120	30	36	3,657
FOP	180	30	54	5,485
FUS	1,477	100	1,477	150,019
STR	0	10	0	0

TOTALS	3,837		3,318	337,009
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0811	CONCRETE B	0	0	0	0	856.00	SF	5.20
2	0810	CONCRETE A	0	0	0	0	27.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00



TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000135	C	SFR CNSVTN	0			0.00	0.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	337,009		
TOTAL MARKET OB/XF VALUE	4,627		
TOTAL LAND VALUE - MARKET	75,000		
TOTAL MARKET VALUE	416,636		
SOH/AGL Deduction	0		
ASSESSED VALUE	416,636		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	416,636		
TOTAL JUST VALUE	416,636		
NCON VALUE	341,636		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	65,000		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22004509	NEW CONSTR	469,861	03/23/2022

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2599/0120	10/20/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: JIMENEZ JUAN & MILA					
2548/1517	3/21/2022	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2022] W8 FOP=[YR=2022] N10 W12 S10 E12\$ W32 S14									
FGR=[YR=2022] S38 E20 FOP=[YR=2022] S8 E20 N8 W13 N4 W5 S4									
W2\$ E2 N23 W10 N15 W12\$ E12 S15 E10 S19 E5 S4 E13 N52\$									
PTR=E15 FUS=[YR=2022] E40 S13 STR=[YR=2022] W7 W9 E7 E9\$ W9									
S7 E9 S32 W13 N13 W6 N9 W21 N30\$ W15 \$.									