

LOT 111
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

L'HEUREUX CONSTELLO DENSON
95138 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0111-0000



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		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
---------	--	----------	----

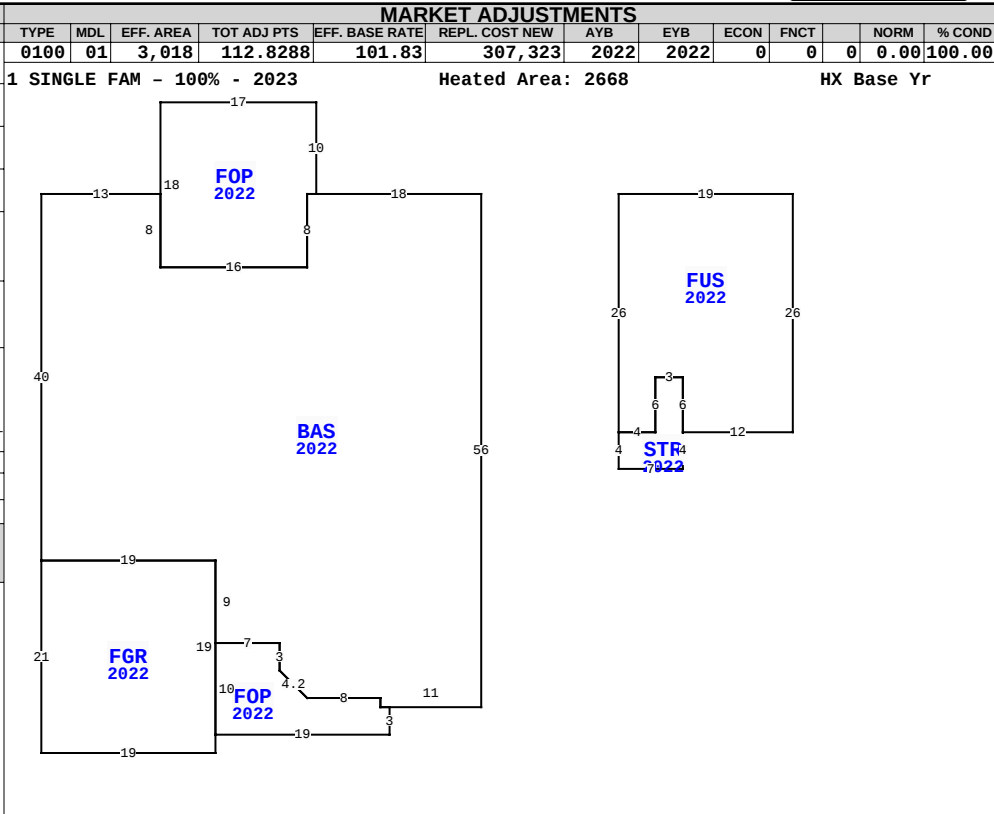
NEIGHBORHOOD/LOC	4067.200
------------------	----------

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,192	100	2,192	223,211
FGR	399	55	219	22,301
FOP	122	30	37	3,768
FOP	298	30	89	9,063
FUS	476	100	476	48,471
STR	46	10	5	509

TOTALS	3,533		3,018	307,323
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	100	0	0	578.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	100	0	0	30.00	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	UNIT TYPE	NOTES
1	000135	C	SFR CNSVTN	100			0.00	0.00	1.00	LT	



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

TOTAL OB/XF											
3,201											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		307,323	
TOTAL MARKET OB/XF VALUE		3,201	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		385,524	
SOH/AGL Deduction		0	
ASSESSED VALUE		385,524	
TOTAL EXEMPTION VALUE		13	385,524
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		385,524	
NCON VALUE		310,524	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016783	NEW CONSTR	432,619	12/03/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2576/0145	6/30/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					SALE PRICE
GRANTEE: L'HEUREUX CONSTELLO					
2526/1743	1/04/2022	WD	U	V	30
GRANTOR: DFC AMELIA CONCOURSE					240,000
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2022] W18 FOP=[YR=2022] N10 W17 S18 E16 N8 E1\$ W1 S8 W16 N8 W13 S40 FGR=[YR=2022] S21 E19 N2 FOP=[YR=2022] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19\$ E19 S9 E7 S3 D3 R3 E8 S1 E11 N56\$ PTR= E15 FUS=[YR=2022] E19 S26 W12 STR=[YR=2022] S4 W7 N4 E4 N6 E3 S6\$ N6 W3 S6 W4 N26\$ W15\$.											