

LOT 118
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

WOODS JOSEPH P
95194 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0118-0000



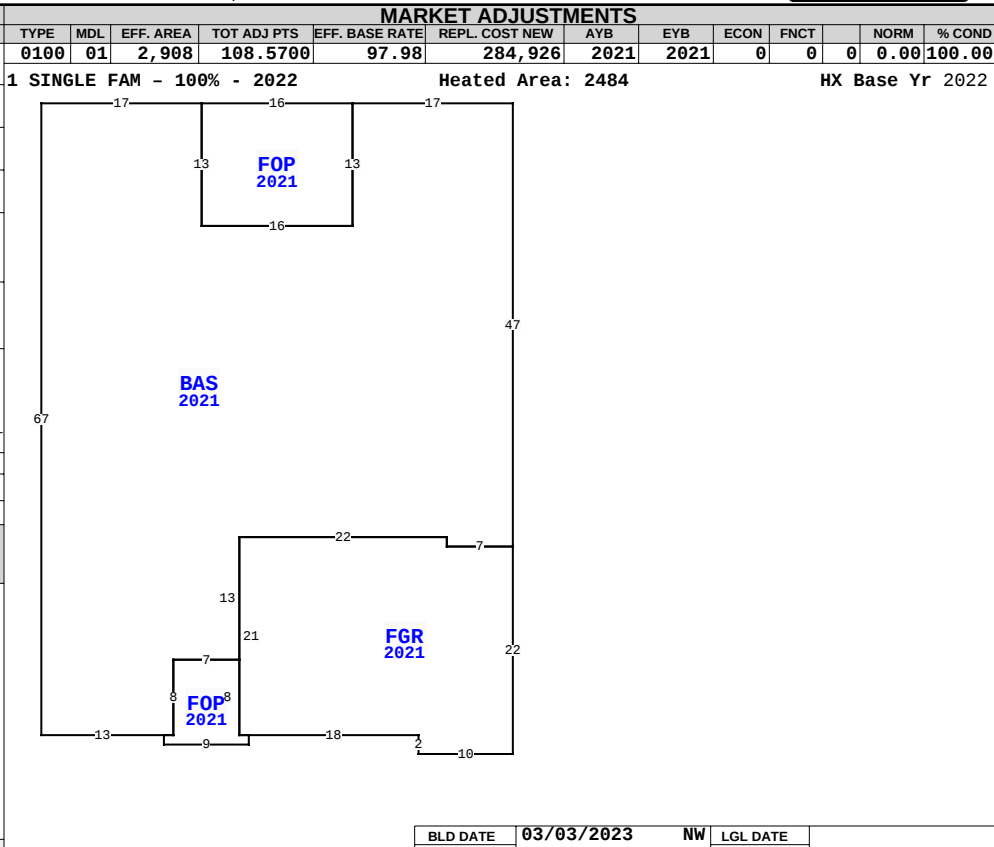
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	13	LVT/LAMMT 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
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	2,484	100	2,484	243,382
FGR	622	55	342	33,509
FOP	65	30	20	1,960
FOP	208	30	62	6,075
TOTALS	3,379		2,908	284,926

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	1,103.00	SF	5.20	5.20	100	2021

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	100			0.00	0.00	1.00	LT	1.00



TOTAL OB/XF											
5,736											

TOTAL OB/XF											
5,736											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY	STANDARD										
Tax Group: 4	Tax Dist:										
BUILDING MARKET VALUE	284,926										
TOTAL MARKET OB/XF VALUE	5,736										
TOTAL LAND VALUE - MARKET	75,000										
TOTAL MARKET VALUE	365,662										
SOH/AGL Deduction	31,071										
ASSESSED VALUE	334,591										
TOTAL EXEMPTION VALUE	HX HB 50,000										
BASE TAXABLE VALUE	284,591										
TOTAL JUST VALUE	365,662										
NCON VALUE	0										
INCOME VALUE											
PREVIOUS YEAR MKT VALUE	324,846										

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013275	CO ISSUED	0	07/26/2021
B2109314	GLASS SHOWER ENCL	7,500	07/16/2021
B2013275	NEW CONSTR	344,537	01/06/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2484/0702	7/29/2021	WD	Q	I	01	356,700	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: WOODS JOSEPH P							
2430/1055	2/01/2021	WD	U	V	30	980,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

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

BUILDING DIMENSIONS											
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.											