

LOT 138
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

LOEFFLER MATTHEW JUDE/THORNE CATHERINE BROOKS
95354 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2023

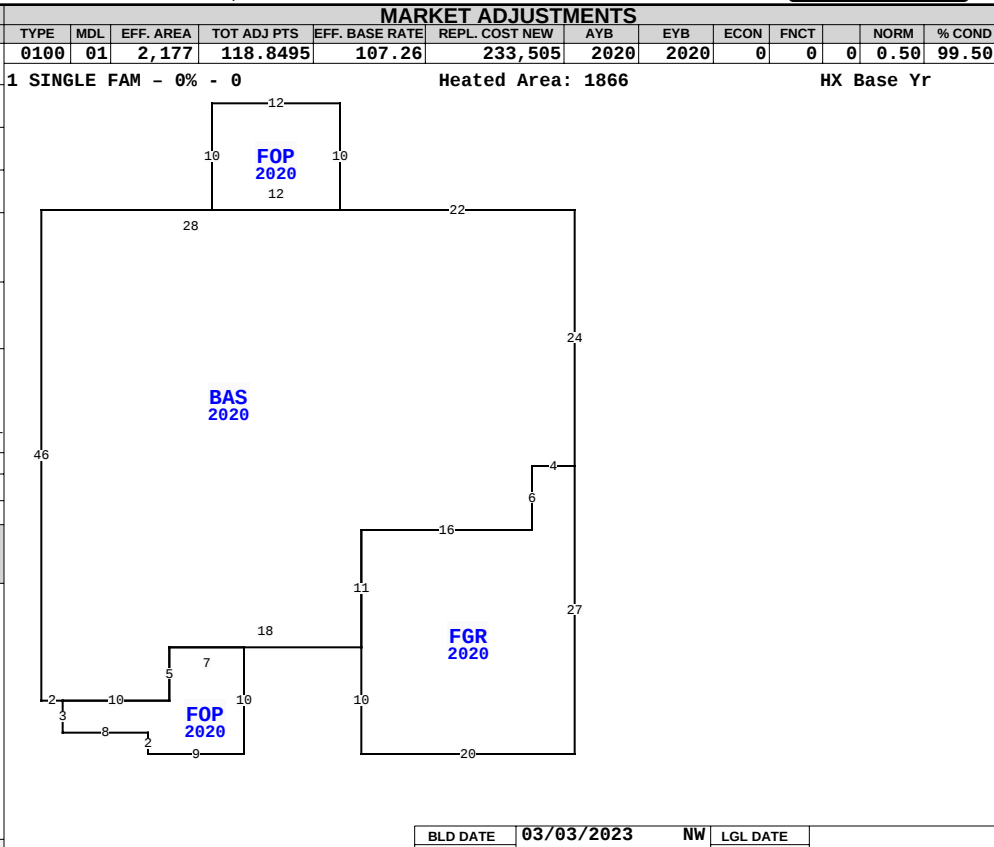
30-2N-28-0152-0138-0000



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		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	1,866	100	1,866	199,146
FGR	444	55	244	26,040
FOP	104	30	31	3,308
FOP	120	30	36	3,842
TOTALS	2,534		2,177	232,337



EXTRA FEATURES														
L N	OB/UF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND
1	0810	CONCRETE A	0	0	20	3		60.00	SF 6.50	100	2020	2020	3	99
2	0810	CONCRETE A	0	0	0	0		640.00	SF 6.50	100	2020	2020	3	99

LAND DESCRIPTION														
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
1	000100	C	SFR	0			0.00	0.00	1.00	LT		1.00	1.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					232,337				
TOTAL MARKET OB/XF VALUE					4,504				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					311,841				
SOH/AGL Deduction					6,469				
ASSESSED VALUE					305,372				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					305,372				
TOTAL JUST VALUE					311,841				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					277,611				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006197	CO ISSUED	0	12/17/2020
B2006197	NEW CONSTR	255,295	07/16/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2449/0469	3/29/2021	WD	Q	I	01	300,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: LOEFFLER MATTHEW J							
2385/1244	8/19/2020	WD	U	V	30	630,000	
GRANTOR: DFC AMELIA COUNCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020]	W22	FOP=[YR=2020]	N10	W12	S10	E12\$	W28	S46	E2
FOP=[YR=2020]	S3	E8	S2	E9	N10	W7	S5	W10\$	E10
FGR=[YR=2020]	S10	E20	N27	W4	S6	W16	S11\$	N11	E16