

LOT 159
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

TAYLOR DONALD R JR/RAILEANU CHRISTINA
3505 SONG SPARROW DRIVE
WAKE FOREST, NC 27587

2023

30-2N-28-0152-0159-0000



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 60
Interior Floor	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. 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	2,215	100	2,215	217,424
FGR	380	55	209	20,515
FOP	50	30	15	1,472
FOP	128	30	38	3,730
FUS	470	100	470	46,135
PTO	128	5	6	589
STR	24	10	2	196
TOTALS	3,395		2,955	290,063

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W			
1	0811	CONCRETE B	0	0	0	0			
2	0810	CONCRETE A	0	0	0	0			

LAND DESCRIPTION					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	F
1	000100	C	SFR	0	
REVIEW DATE		10/19/2022		BY	DJ

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,955	108.7674	98.16	290,063	2022	2022	0	0	0	0.00	100.00	
1 SINGLE FAM - 0% - 2023 Heated Area: 2685 HX Base Yr													

94902 WINDFLOWER TR, FERNANDINA BEACH										XF DATE		LAND DATE	
										INC DATE		AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
658.00	SF	5.20	5.20	100	2022	2022	3	100	3,422				
33.00	SF	6.50	6.50	100	2022	2022	3	100	215				

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		290,063	
TOTAL MARKET OB/XF VALUE		3,637	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		368,700	
SOH/AGL Deduction		0	
ASSESSED VALUE		368,700	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		368,700	
TOTAL JUST VALUE		368,700	
NCON VALUE		293,700	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		65,000	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114106	NEW CONSTR	430,096	10/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2570/1745	5/27/2022	QC	U	I	11	100
GRANTOR: RAILEANU GEORGE & CHR						
GRANTEE: TAYLOR DONALD R JR						
2567/1257	5/26/2022	WD	Q	I	01	460,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAILEANU GEORGE & C						

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.													