

LOT 161
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

RUBLE LEONARD A III/WEBB HOPE A
94918 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0161-0000



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	13	LVT/LAMMT 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.	2. 100
Units		0 100
Occupancy	00	NONE 100

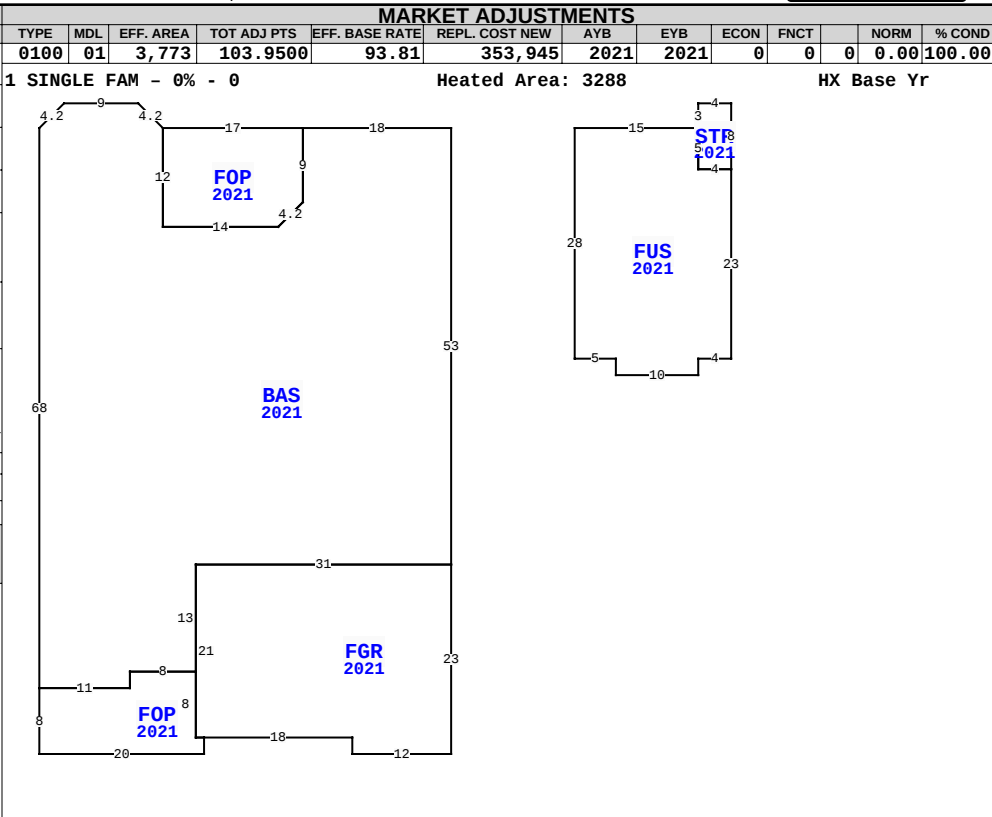
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,756	100	2,756	258,540
FGR	675	55	371	34,804
FOP	170	30	51	4,784
FOP	200	30	60	5,629
FUS	532	100	532	49,907
STR	32	10	3	281

TOTALS	4,365		3,773	353,945
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	0	1,050.00	SF	4.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	CONSRV
1	000100	C	SFR	0			0.00	0.00	



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

TOTAL OB/XF									
4,200									

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY	STANDARD								
Tax Group: 4	Tax Dist:								
BUILDING MARKET VALUE	353,945								
TOTAL MARKET OB/XF VALUE	4,200								
TOTAL LAND VALUE - MARKET	75,000								
TOTAL MARKET VALUE	433,145								
SOH/AGL Deduction	7,801								
ASSESSED VALUE	425,344								
TOTAL EXEMPTION VALUE	0								
BASE TAXABLE VALUE	425,344								
TOTAL JUST VALUE	433,145								
NCON VALUE	0								
INCOME VALUE									
PREVIOUS YEAR MKT VALUE	386,676								

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2009301	CO ISSUED	0	03/15/2021
B2009301	NEW CONSTR	444,024	10/06/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2444/0688	3/15/2021	WD	Q	I	01	383,800	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: RUBLE LEONARD A III							
2395/1495	9/25/2020	WD	U	V	30	840,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W18 FOP=[YR=2021] W17 S12 E14 U3 R3 N9\$ S9 D3 L3 W14 N12 U3 L3 W9 D3 L3 S68 FOP=[YR=2021] S8 E20 N2 FGR=[YR=2021] E18 S2 E12 N23 W31 S21 E1\$ W1 N8 W8 S2 W11\$ E11 N2 E8 N13 E31 N53\$ PTR=E15 FUS=[YR=2021] E15 STR=[YR=2021] N3 E4 S8 W4 N5\$ S5 E4 S23 W4 S2 W10 N2 W5 N28\$ W15\$.									