

LOT 163  
AMELIA CONCOURSE PH 3 UNIT A  
OR 2365/1252

OLIVA CHRISTIAN J & KRYSTEN K  
94942 WINDFLOWER TRAIL  
FERNANDINA BEACH, FL 32034

2023

30-2N-28-0152-0163-0000



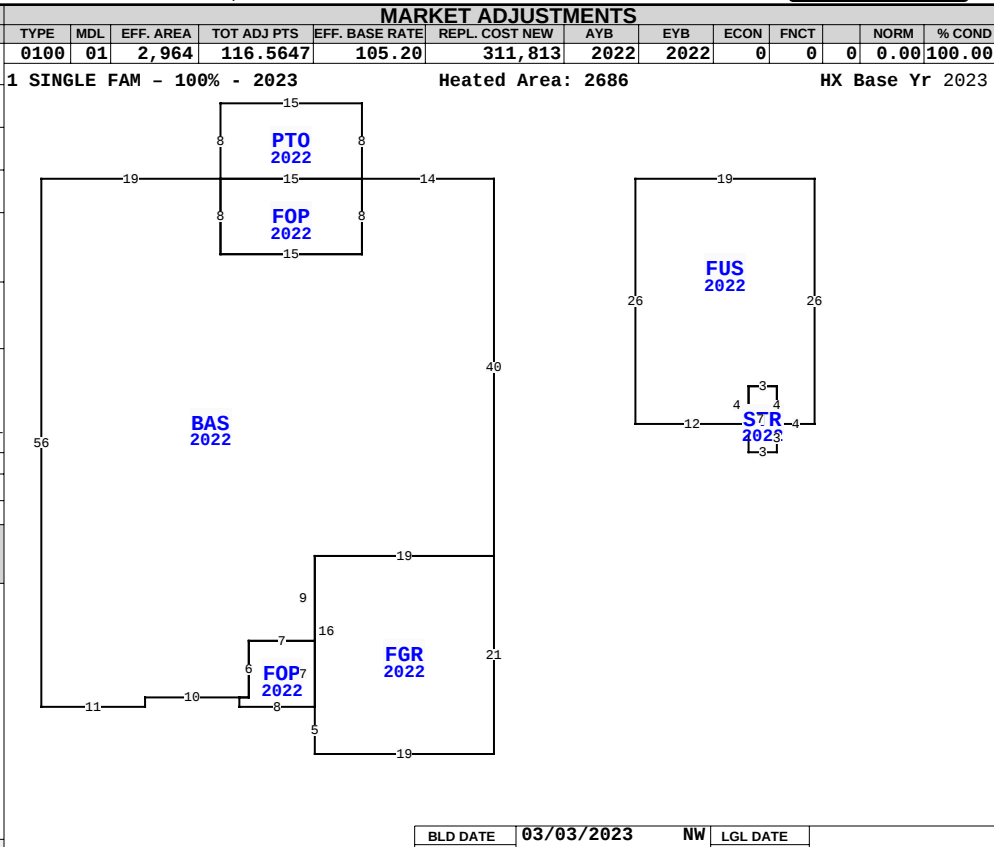
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 11 | CLAY TILE 70   |
| Interior Floor           | 14 | CARPET 30      |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 5 100          |
| 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       | 2,204            | 100         | 2,204        | 231,861              |
| FGR       | 399              | 55          | 219          | 23,039               |
| FOP       | 50               | 30          | 15           | 1,578                |
| FOP       | 120              | 30          | 36           | 3,787                |
| FUS       | 482              | 100         | 482          | 50,706               |
| PTO       | 120              | 5           | 6            | 631                  |
| STR       | 21               | 10          | 2            | 210                  |
| TOTALS    | 3,396            |             | 2,964        | 311,813              |

| L N | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|-----|------------|-------------|-----|-----|---|---|--------|----|-------|----------------|-----------|---------|-------------|---|--------|-----------------|-------|
| 1   | 0811       | CONCRETE B  | 0   | 100 | 0 | 0 | 648.00 | SF | 5.20  | 5.20           | 100       | 2022    | 2022        | 3 | 100    | 3,370           |       |
| 2   | 0810       | CONCRETE A  | 0   | 100 | 0 | 0 | 36.00  | SF | 6.50  | 6.50           | 100       | 2022    | 2022        | 3 | 100    | 234             |       |

| LAND DESCRIPTION |          |     | TOTAL OB/XF 3,604    |     |     |          |       |       |             |           |     |          |        |         |            |                |            |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|------------|----------------|------------|
| 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 | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE |
| 1                | 000100   | C   | SFR                  | 100 |     |          | 0.00  | 0.00  | 1.00        | LT        |     | 1.00     | 1.00   | 1.00    | 75,000.00  | 75,000.00      | 75,000     |



|                                       |                     |    |           |
|---------------------------------------|---------------------|----|-----------|
| 94942 WINDFLOWER TR, FERNANDINA BEACH | BLD DATE 03/03/2023 | NW | LGL DATE  |
|                                       | XF DATE             |    | LAND DATE |
|                                       | INC DATE            |    | AG DATE   |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 1 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 311,813     |        |
| TOTAL MARKET OB/XF VALUE  |  | 3,604       |        |
| TOTAL LAND VALUE - MARKET |  | 75,000      |        |
| TOTAL MARKET VALUE        |  | 390,417     |        |
| SOH/AGL Deduction         |  | 0           |        |
| ASSESSED VALUE            |  | 390,417     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,000 |
| BASE TAXABLE VALUE        |  | 340,417     |        |
| TOTAL JUST VALUE          |  | 390,417     |        |
| NCON VALUE                |  | 315,417     |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 65,000      |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 22002262   | CO ISSUED   | 0       | 11/01/2022 |
| 22004310   | NEW CONSTR  | 430,186 | 03/18/2022 |

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 2600/1175                      | 10/21/2022 | WD        | Q   | I   | 02     | 477,900    |
| GRANTOR: DREAM FINDERS HOMES L |            |           |     |     |        |            |
| GRANTEE: OLIVA CHRISTIAN JES   |            |           |     |     |        |            |
| 2556/1000                      | 4/18/2022  | WD        | U   | I   | 30     | 1,100,000  |
| GRANTOR: DFC AMELIA CONCOURSE  |            |           |     |     |        |            |
| GRANTEE: DREAM FINDERS HOMES   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2022] W14 PTO=[YR=2022] N8 W15 S8 FOP=[YR=2022] S8 E15 N8 W15\$ E15\$ S8 W15 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N21 W19 S16\$ N7 W7 S6 W1\$ E1 N6 E7 N9 E19 N40\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] S3 W3 N7 E3 S4\$ N4 W3 S4 W12 N26\$ W15\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |