

LOT 29
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

BURDETT THOMAS & LORRAINE FAMILY TRUST/BURDETT THO
85615 BANBURY CT
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0029-0000



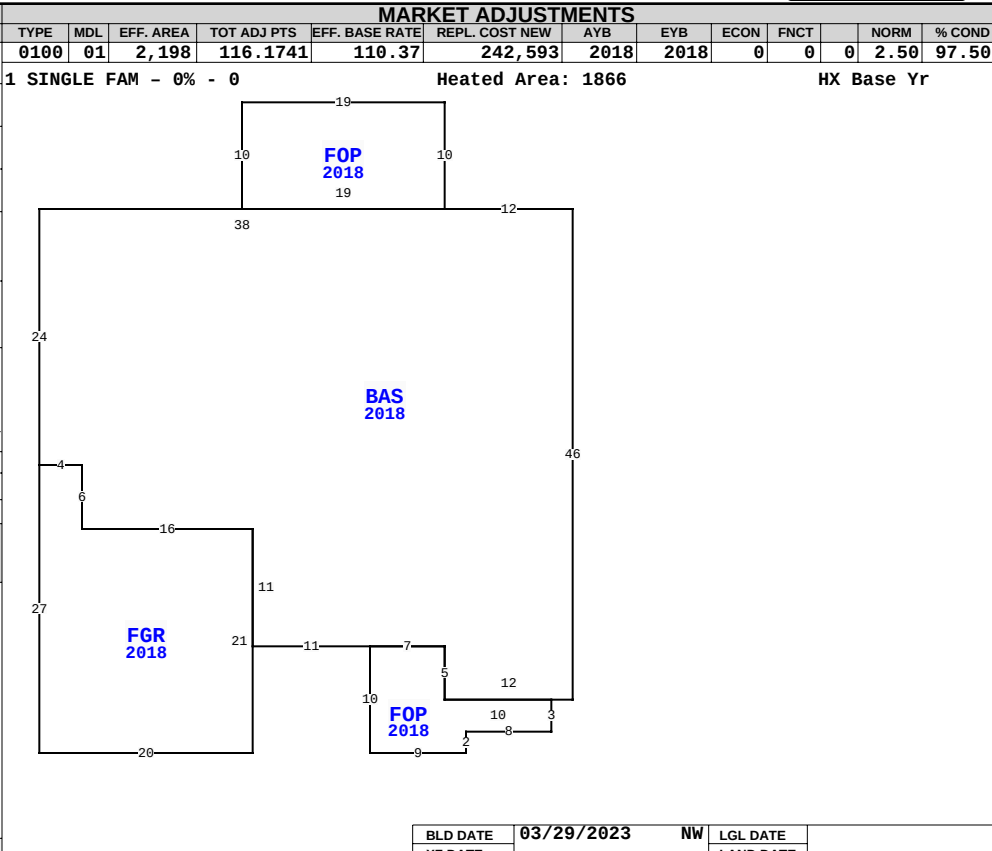
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	200,801
FGR	444	55	244	26,257
FOP	104	30	31	3,335
FOP	190	30	57	6,134
TOTALS	2,604		2,198	236,528

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	NOTES
1	0811	CONCRETE B	0	0	0	668.00	SF	5.20	5.20	100	
2	0476	VF 6 SBPL	0	0	188	188.00	LF	32.00	32.00	100	
3	0470	VNYL GATE	0	0	0	1.00	UT	300.00	300.00	100	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	



BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	
INC DATE			AG DATE	

TOTAL OB/XF											
9,559											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1											
4											
STANDARD											
VALUATION BY											
Tax Group: 4 Tax Dist:											
BUILDING MARKET VALUE											
236,528											
TOTAL MARKET OB/XF VALUE											
9,559											
TOTAL LAND VALUE - MARKET											
75,000											
TOTAL MARKET VALUE											
321,087											
SOH/AGL Deduction											
0											
ASSESSED VALUE											
321,087											
TOTAL EXEMPTION VALUE											
0											
BASE TAXABLE VALUE											
321,087											
TOTAL JUST VALUE											
321,087											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
310,508											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18011279	CO ISSUED	0	11/09/2018
B1807490	NEW CONSTR	247,912	07/24/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2493/0095	9/01/2021	WD	Q	I	01	369,000	
GRANTOR: HAM DANIELLE M T & SH							
GRANTEE: BURDETT THOMAS & LO							
2239/1682	11/26/2018	WD	Q	I	01	228,100	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: HAM DANIELLE MARY T							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2018] W12 FOP=[YR=2018] N10 W19 S10 E19\$ W38 S24											
FGR=[YR=2018] S27 E20 N21 W16 N6 W4\$ E4 S6 E16 S11 E11											
FOP=[YR=2018] S10 E9 N2 E8 N3 W10 N5 W7\$ E7 S5 E12 N46\$.											