

LOT 59
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TRAN HIEU T
95105 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0059-0000



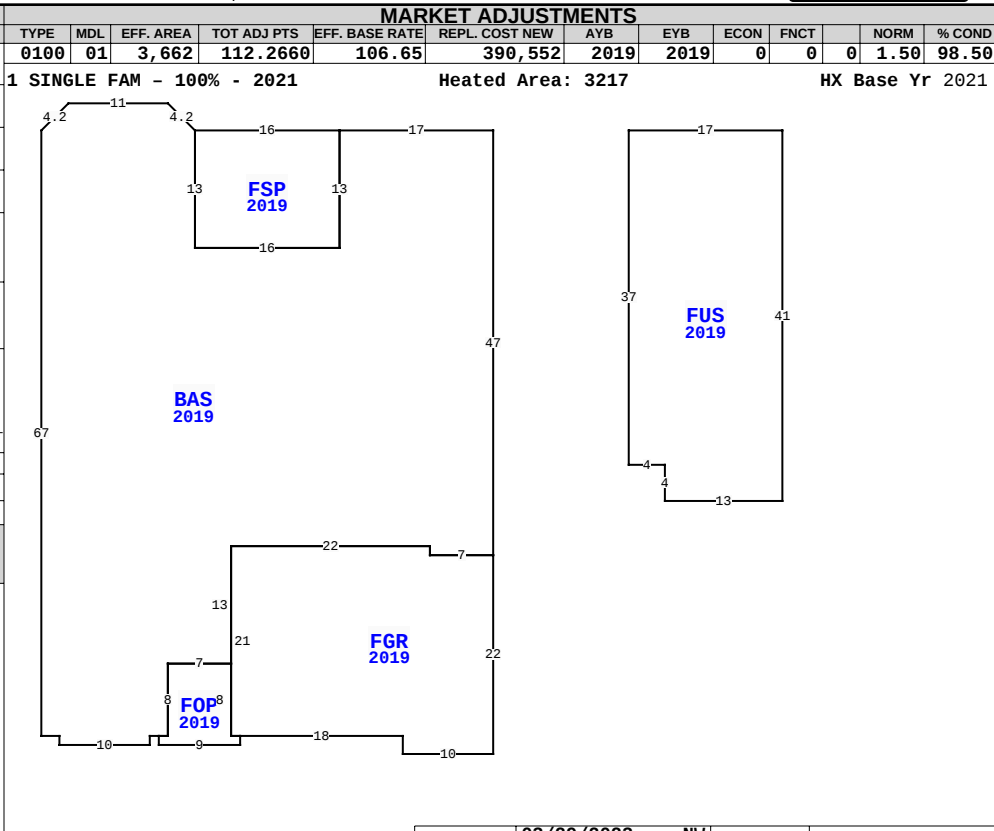
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2,536	266,407
FGR	622	55	342	35,927
FOP	65	30	20	2,101
FSP	208	40	83	8,719
FUS	681	100	681	71,540
TOTALS	4,112		3,662	384,694

EXTRA FEATURES													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0811	CONCRETE B	0 100	0	0	936.00	SF	5.20	5.20	100	2019	2019	3

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
1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00



95105 GLADIOLUS PL, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
PAGE 1 of 1									
4									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					384,694				
TOTAL MARKET OB/XF VALUE					4,770				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					464,464				
SOH/AGL Deduction					113,355				
ASSESSED VALUE					351,109				
TOTAL EXEMPTION VALUE					50,000				
BASE TAXABLE VALUE					301,109				
TOTAL JUST VALUE					464,464				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					447,143				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900257	CO ISSUED	0	04/24/2019
19000257	NEW CONSTR	424,765	01/10/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2283/0922	5/31/2019	WD	Q	I	01	380,400	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: TRAN HIEU T							
2243/1761	12/13/2018	WD	U	V	30	50,300	
GRANTOR: DFH AMELIA LLC							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
BUILDING DIMENSIONS									
BAS=[YR=2019] W17 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR= E15 FUS=[YR=2019] E17 S41 W13 N4 W4 N37 \$ W15\$.									

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1	000100	C	SFR	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00