

LOT 111
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

GRAY MELISSA J & MORGAN WHITNEY
2 PHINNEYS LANE
PORT LUDLOW, WA 98365

2024

30-2N-28-0151-0111-0000



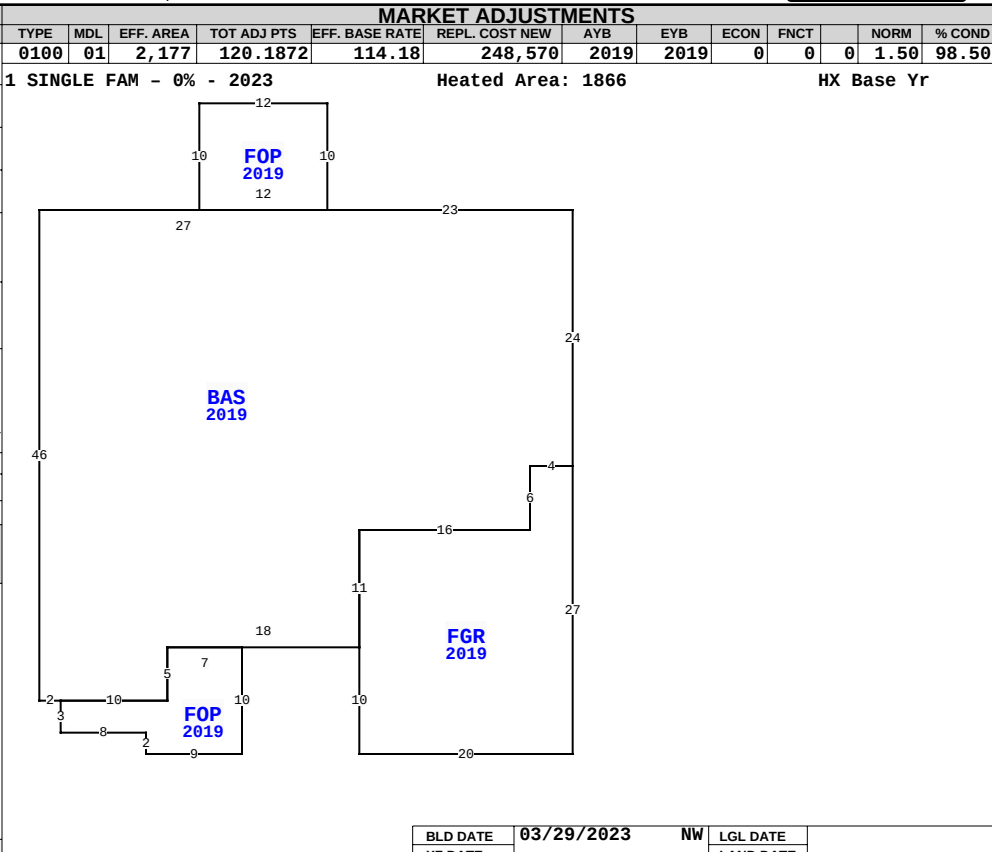
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 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	1,866	100	1,866	209,864
FGR	444	55	244	27,442
FOP	104	30	31	3,487
FOP	120	30	36	4,048
TOTALS	2,534		2,177	244,841

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	728.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	SFR POND	0		RSF-2	0.00	0.00	1.00



95138 GLADIOLUS PL, FERNANDINA BEACH	BLD DATE 03/29/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF									
3,710									

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					244,841				
TOTAL MARKET OB/XF VALUE					3,710				
TOTAL LAND VALUE - MARKET					75,000				
TOTAL MARKET VALUE					323,551				
SOH/AGL Deduction					0				
ASSESSED VALUE					323,551				
TOTAL EXEMPTION VALUE					0				
BASE TAXABLE VALUE					323,551				
TOTAL JUST VALUE					323,551				
NCON VALUE					0				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					312,526				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807694	CO ISSUED	0	03/11/2019
B1807694	NEW CONSTR	251,826	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2598/0598	10/24/2022	WD	Q	I	01	425,000	
GRANTOR:HOPKINS FAMILY TRUST							
GRANTEE:GRAY MELISSA JEAN &							
2420/0939	12/28/2020	WD	Q	I	01	303,000	
GRANTOR:CHANG RON Y & GORDANA							
GRANTEE:HOPKINS FAMILY TRUS							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E2									
FOP=[YR=2019] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18									
FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$									