

EICHMANN FRED C/EICHMANN CATHY L
95134 GLADIOLUS PL
FERNANDINA BEACH, FL 32034

30-2N-28-0151-0112-0000

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall

Roof Structur

Roof Cover

Interior Wall

Interior Floo

Interior Floo

Air Condition

Heating Type

Bedrooms

Bathrooms

Frame

Stories

Units

Occupancy

Quality

DOR CODE

MAP NUM

NEIGHBORHOOD/LOC

3108HARDIE BRD 100

0808IRREGULAR 100

0305COMP SHNGL 100

0505DRYWALL 100

1106CLAY TILE 60

1404CARPET 40

0303CENTRAL 100

0404AIR DUCTED 100

04044 100
3 100

0202WOOD FRAME 100

00000 100
0 100

0000NONE 100

0404Quality Level 04

0100SINGLE FAMILY

MKT AREA04

4067.100

AREA TYPE

TOTAL GROSS AREA

PCT OF BASE

TOT ADJ AREA

SUBAREA MARKET VALUE

BAS

FGR

FOP

FOP

FUS

STR

1,909

672

48

224

376

60

100

55

30

30

100

10

1,909

370

14

67

376

6

214,620

41,597

1,574

7,532

42,272

674

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

NORM

% COND

0100

01

2,742

120.7584

114.72

314,562

2018

2018

0

0

0

2.00

98.00

1 SINGLE FAM - 100% - 2020

Heated Area: 2285

HX Base Yr 2020

16

24

14

14

16

43

46

12

4

21

12

3

21

20

6

8

11

7

21

20

8

6

20

10

14

4

4

6

10

16

20

20

BLD DATE

XF DATE

INC DATE

03/29/2023

NW

LGL DATE

LAND DATE

AG DATE

EXTRA FEATURES

95134 GLADIOLUS PL, FERNANDINA BEACH

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

0100

0

0

977.00

SF

5.20

5.20

100

2018

2018

3

97

4,928

LAND DESCRIPTION

TOTAL OB/XF

4,928

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

1

000134

C

SFR POND

100

RSF-2

0.00

0.00

1.00

LT

1.00

1.00

1.00

75,000.00

75,000.00

75,000

REVIEW DATE

01/17/2019

BY

TW

Total Acres: 0.00

Total Land Value: 75,000

Market: 0

Agricultural: 0

Common: 75,000

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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY

Tax Group: 4

Tax Dist:

STANDARD

BUILDING MARKET VALUE

TOTAL MARKET OB/XF VALUE

TOTAL LAND VALUE - MARKET

TOTAL MARKET VALUE

SOH/AGL Deduction

ASSESSED VALUE

TOTAL EXEMPTION VALUE

BASE TAXABLE VALUE

TOTAL JUST VALUE

NCON VALUE

INCOME VALUE

PREVIOUS YEAR MKT VALUE

308,271

4,928

75,000

388,199

115,366

272,833

50,000

222,833

388,199

0

374,320

PERMIT NUM

DESCRIPTION

AMT

ISSUED

B1806331

CO ISSUED

0

12/06/2018

18006331

NEW CONSTR

311,202

06/20/2018

SALES DATA

OFF RECORD Number

DATE

TYPE INST

QUANTITY

VOLUME

RSN CD

SALE PRICE

2269/1944

4/17/2019

WD Q

I

02

305,900

GRANTOR:DREAM FINDERS HOMES L

GRANTEE:EICHMANN FRED C & C

2206/1880

6/27/2018

WD U V

30

324,200

GRANTOR:DFH AMELIA LLC

GRANTEE:DREAM FINDERS HOMES

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 BAS=[YR=2018] N46 W24 FOP=[YR=2018] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 N6 W8\$ E8 N7 E21 N4\$ S4 W21 S20 E21 N3 E12 N21\$ PTR=N40 E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W20 N16 E6 N4\$ S4 W6 S5 W4 N9\$ W20 S40\$.