

LOT 114
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

NETHERLAND CRYSTAL & TYLER
95006 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0151-0114-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,939	100	1,939	203,883
FGR	420	55	231	24,289
FOP	48	30	14	1,473
FOP	224	30	67	7,045

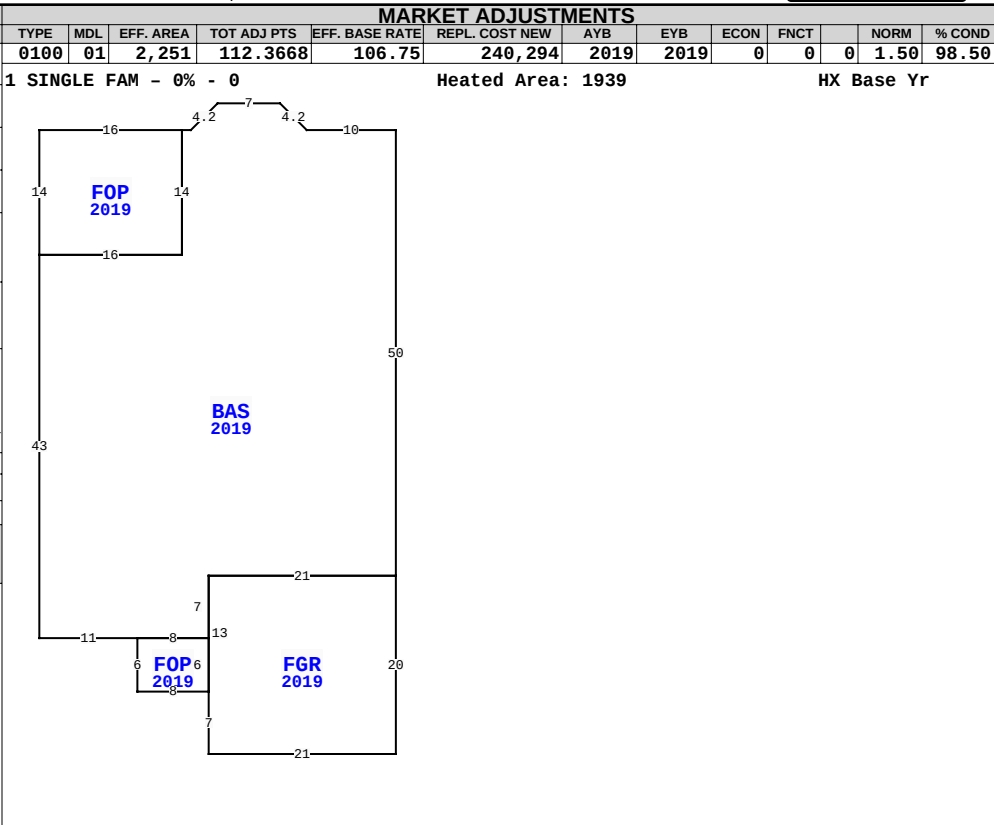
TOTALS 2,631 2,251 236,690

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	% COND	OB/XF MKT VALUE	NOTES
1	0810	CONCRETE A	0	0	0	0		42.00	SF 6.50	6.50	100	2019	2019	3	98	268
2	0811	CONCRETE B	0	0	0	0		668.00	SF 5.20	5.20	100	2019	2019	3	98	3,404
3	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	2,000.00	100	2019	2019	3	99	1,980

LAND DESCRIPTION

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							



95126 GLADIOLUS PL, FERNANDINA BEACH

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

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3	0504	FP-ELECTRI	0	0	0	0		1.00	UT 2,000.00	2,000.00	100	2019	2019	3	99	1,980

TOTAL OB/XF 5,652

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00	75,000							

NASSAU COUNTY PROPERTY VALUATION SUMMARY PAGE 1 of 1

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		236,690
TOTAL MARKET OB/XF VALUE		5,652
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		317,342
SOH/AGL Deduction		0
ASSESSED VALUE		317,342
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		317,342
TOTAL JUST VALUE		317,342
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		306,680

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1903528	CO ISSUED	0	08/02/2019
B1903528	NEW CONSTR	267,542	04/09/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2478/1750	7/12/2021	WD	Q	I	01	330,000

GRANTOR: QUICK ILENE RENA

GRANTEE: NETHERLAND CRYSTAL

2297/0533 8/05/2019 WD Q I 02 254,500

GRANTOR: DREAM FINDERS HOMES L

GRANTEE: QUICK ILENE RENA &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W10 U3 L3 W7 D3 L3 W1 FOP=[YR=2019] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2019] S6 E8 FGR=[YR=2019] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.