

LOT 143
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

DANIEL QUESLY & SASHA
71 JAMES HINSON DR
MIDWAY, FL 32343

2024

30-2N-28-0151-0143-0000



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	11	CLAY TILE 60
Interior Floo	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

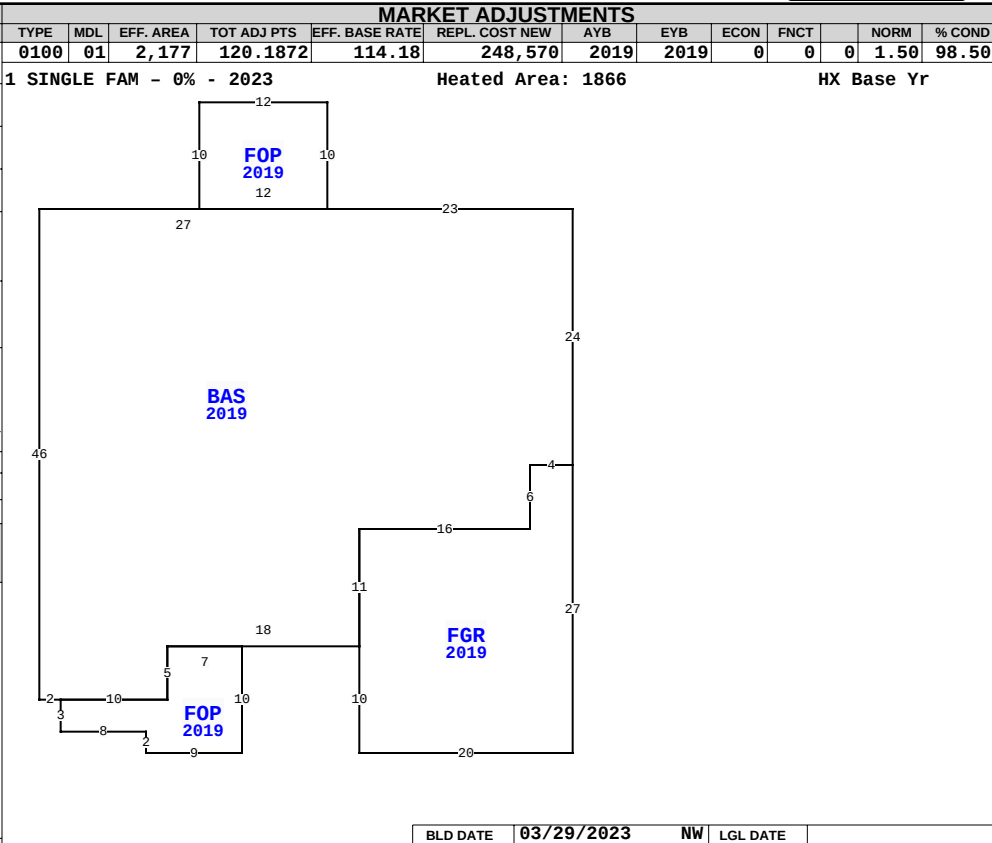
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.100	

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

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	0	0	0	0		719.00	SF	5.20				3,664	

LAND DESCRIPTION			TOTAL OB/XF 3,664													
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

REVIEW DATE 04/22/2019 BY TW



85461 AMARYLLIS CT, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF 3,664																
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE
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

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				244,841	
TOTAL MARKET OB/XF VALUE				3,664	
TOTAL LAND VALUE - MARKET				75,000	
TOTAL MARKET VALUE				323,505	
SOH/AGL Deduction				0	
ASSESSED VALUE				323,505	
TOTAL EXEMPTION VALUE				0	
BASE TAXABLE VALUE				323,505	
TOTAL JUST VALUE				323,505	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				312,479	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807753	CO ISSUED	0	01/24/2019
B1807753	NEW CONSTR	251,826	10/01/2018

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2263/0916	3/21/2019	WD Q	I	I	01	251,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DANIEL QUESLY & SAS						
2254/1883	2/08/2019	WD U	V	V	30	167,500
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES						
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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\$

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