

LOT 49
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

CHEN YU/XIE QINGXIANG
94946 PALM POINT DR S
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0049-0000



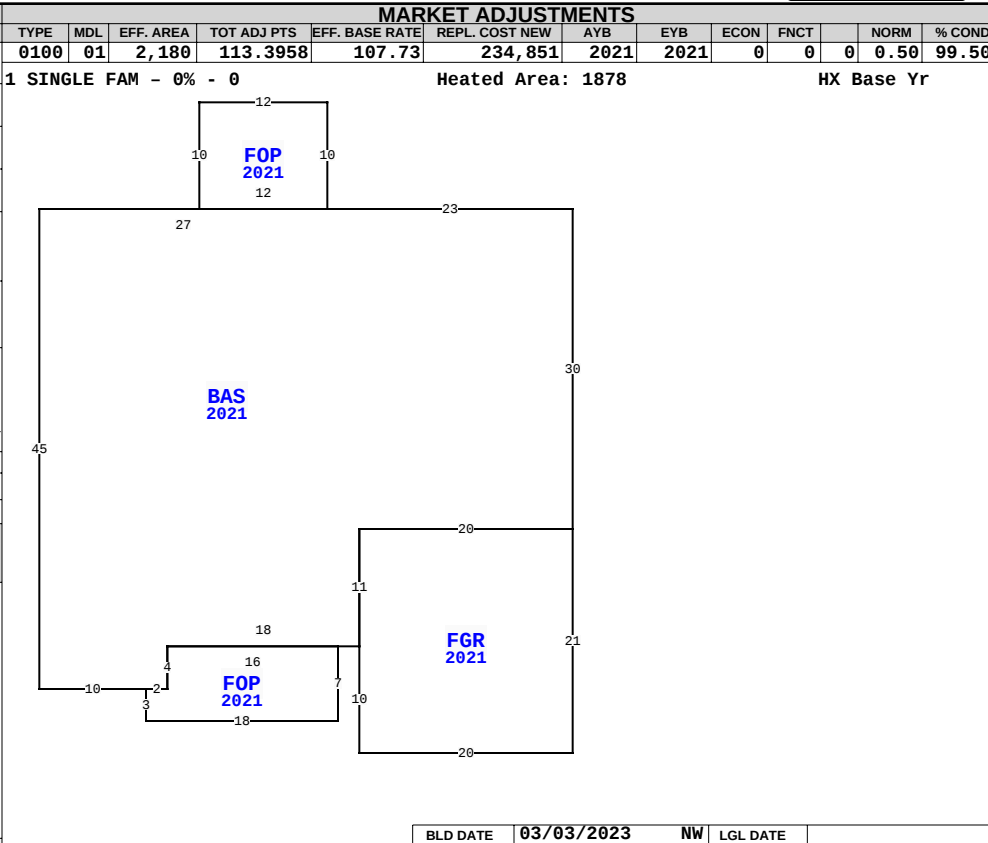
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
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	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	201,305
FGR	420	55	231	24,762
FOP	118	30	35	3,752
FOP	120	30	36	3,859
TOTALS	2,536		2,180	233,677

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
1	0811	CONCRETE B	0	0	0	0	658.00	SF	5.20	5.20	100	2021	2021
2	0810	CONCRETE A	0	0	3	21	63.00	SF	6.50	6.50	100	2021	2021

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	0		RSF-2	0.00	0.00	1.00	LT		1.00	1.00



95236 ORCHID BLOSSOM TR, FERNANDINA BEACH	BLD DATE 03/03/2023	NW	LGL DATE	
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

TOTAL OB/XF													
													3,792

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		233,677	
TOTAL MARKET OB/XF VALUE		3,792	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		312,469	
SOH/AGL Deduction		0	
ASSESSED VALUE		312,469	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		312,469	
TOTAL JUST VALUE		312,469	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		301,933	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109152	CO ISSUED	0	12/30/2021
B2109152	NEW CONSTR	272,613	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1316	12/30/2021	WD	Q	I	01	386,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CHEN YU & QINGXIANG						
2468/1408	6/04/2021	WD	U	V	30	496,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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

BUILDING DIMENSIONS													
BAS=[YR=2021] W23 FOP=[YR=2021] N10 W12 S10 E12\$ W27 S45 E10 FOP=[YR=2021] S3 E18 N7 W16 S4 W2\$ E2 N4 E18 FGR=[YR=2021] S10 E20 N21 W20 S11\$ N11 E20 N30\$.													