

LOT 51
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BROWN ROBERT J & TONI C
95252 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2024

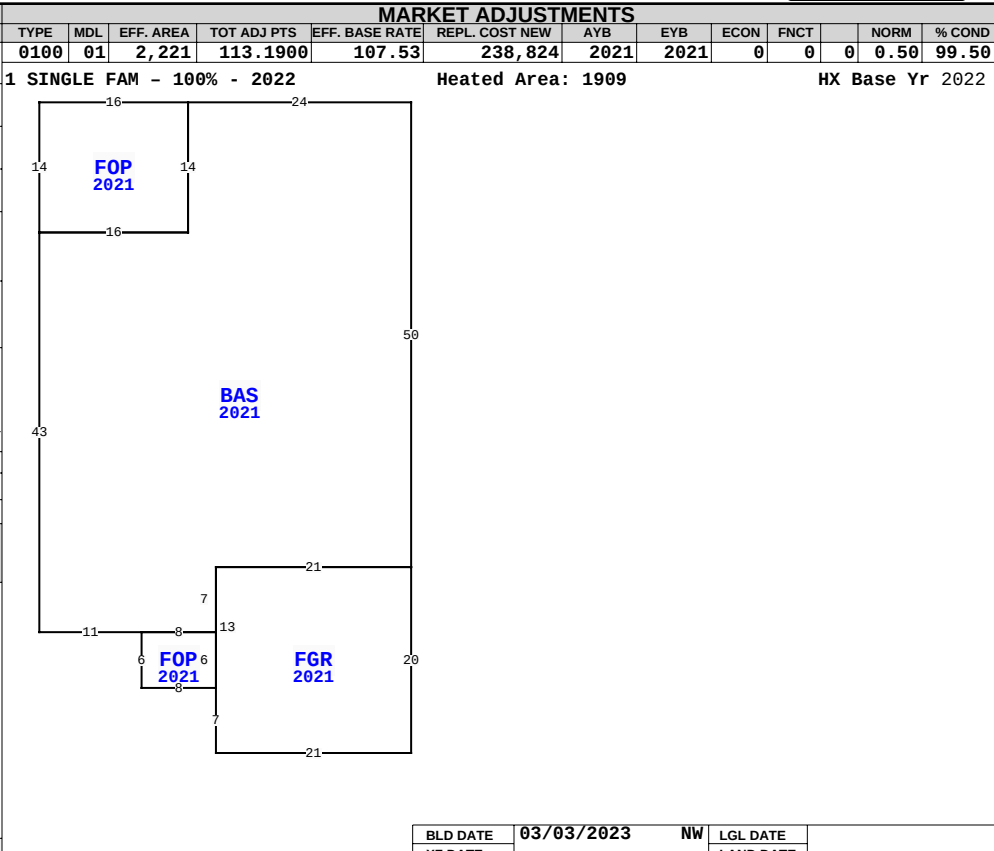
30-2N-28-0152-0051-0000



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 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
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	1,909	100	1,909	204,249
FGR	420	55	231	24,715
FOP	48	30	14	1,497
FOP	224	30	67	7,169
TOTALS	2,601		2,221	237,630



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	0 100	0	0	726.00	SF	5.20	5.20	100	2021	2021	3	99	3,737	

LAND DESCRIPTION										TOTAL OB/XF									
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	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR
1	000100	C	SFR	100		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										PAGE 1 of 1									
VALUATION SUMMARY										4									
VALUATION BY					STANDARD														
Tax Group: 4					Tax Dist:														
BUILDING MARKET VALUE					237,630														
TOTAL MARKET OB/XF VALUE					3,737														
TOTAL LAND VALUE - MARKET					75,000														
TOTAL MARKET VALUE					316,367														
SOH/AGL Deduction					28,211														
ASSESSED VALUE					288,156														
TOTAL EXEMPTION VALUE					50,000														
BASE TAXABLE VALUE					238,156														
TOTAL JUST VALUE					316,367														
NCON VALUE					0														
INCOME VALUE																			
PREVIOUS YEAR MKT VALUE					305,650														

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109151	CO ISSUED	0	12/14/2021
B2109151	NEW CONSTR	278,298	07/14/2021

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2522/1471	12/15/2021	WD	Q	I	02	414,000	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: BROWN ROBERT J & TO							
2468/1408	6/04/2021	WD	U	V	30	496,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W24 FOP=[YR=2021] W16 S14 E16 N14\$ S14 W16 S43 E11 FOP=[YR=2021] S6 E8 FGR=[YR=2021] S7 E21 N20 W21 S13\$ N6 W8\$ E8 N7 E21 N50\$.									