

LOT 77  
AMELIA CONCOURSE PH 3 UNIT C  
OR 2369/448

CAPPERS JUSTIN HEATH & MICHELLE GARRIS  
95349 CORNFLOWER DRIVE  
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0077-0000



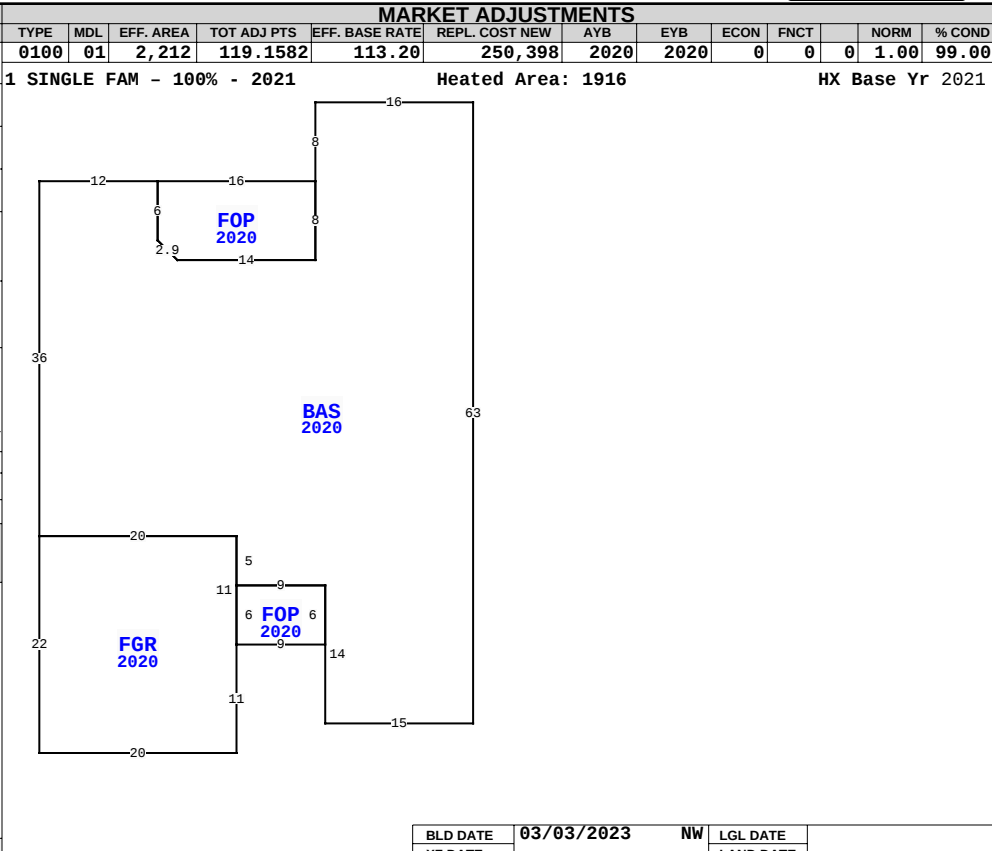
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 31 | HARDIE BRD 100 |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| 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                 |    | 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 | 4067.200 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 1,916            | 100         | 1,916        | 214,722              |
| FGR       | 440              | 55          | 242          | 27,120               |
| FOP       | 54               | 30          | 16           | 1,793                |
| FOP       | 126              | 30          | 38           | 4,259                |
| TOTALS    | 2,536            |             | 2,212        | 247,894              |

| EXTRA FEATURES |            |             |     |     |    |   |        |    |       |                |       |
|----------------|------------|-------------|-----|-----|----|---|--------|----|-------|----------------|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W | UNITS  | UT | Adj R | ADJ UNIT PRICE | NOTES |
| 1              | 0810       | CONCRETE A  | 0   | 100 | 18 | 3 | 54.00  | SF | 6.50  | 6.50           | 347   |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0  | 0 | 544.00 | SF | 6.50  | 6.50           | 3,501 |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |       |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                | 000134   | C   | SFR POND             | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |       |



|                                       |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| 95349 CORNFLOWER DR, FERNANDINA BEACH |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL OB/XF 3,848                     |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF 3,848 |          |     |                      |     |     |          |       |       |             |           |       |
|-------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-------|
| L N               | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | NOTES |
| 1                 | 000134   | C   | SFR POND             | 100 |     | RSF-2    | 0.00  | 0.00  | 1.00        | LT        |       |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 1               |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| 247,894                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |  |  |
| 3,848                     |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |  |  |
| 75,000                    |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 326,742                   |  |  |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |  |  |
| 86,771                    |  |  |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |  |  |
| 239,971                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |  |  |
| 50,000                    |  |  |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |  |  |
| 189,971                   |  |  |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |  |  |
| 326,742                   |  |  |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |  |  |
| 315,537                   |  |  |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| C2003039   | CO ISSUED   | 0       | 10/28/2020 |
| B2003039   | NEW CONSTR  | 259,291 | 04/07/2020 |

| SALES DATA                     |            |              |        |        |           |               |  |
|--------------------------------|------------|--------------|--------|--------|-----------|---------------|--|
| OFF RECORD<br>Number           | DATE       | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |
| 2401/1248                      | 10/19/2020 | WD           | Q      | I      | 02        | 263,600       |  |
| GRANTOR: DREAM FINDERS HOMES L |            |              |        |        |           |               |  |
| GRANTEE: CAPPERS JUSTIN HEAT   |            |              |        |        |           |               |  |
| 2370/0432                      | 6/22/2020  | WD           | U      | V      | 30        | 350,000       |  |
| GRANTOR: DFC AMELIA CONCOURSE  |            |              |        |        |           |               |  |
| GRANTEE: DREAM FINDERS HOMES   |            |              |        |        |           |               |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                             |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2020] W16 S8 FOP=[YR=2020] W16 S6 D2 R2 E14 N8\$        |  |  |  |  |  |  |  |  |  |  |  |
| S8 W14 U2 L2 N6 W12 S36 FGR=[YR=2020] S22 E20 N11               |  |  |  |  |  |  |  |  |  |  |  |
| FOP=[YR=2020] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63 \$. |  |  |  |  |  |  |  |  |  |  |  |