

LOT 94
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

DENIO MICHAEL J
95191 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0094-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	2,319	100	2,319	253,871
FGR	380	55	209	22,880
FOP	255	30	76	8,320
FOP	264	30	79	8,649
FUS	470	100	470	51,453
STR	24	10	2	219

TOTALS	3,712		3,155	345,391
EXTRA FEATURES				
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W
1	0810	CONCRETE A	0 100	7 3
2	0811	CONCRETE B	0 100	0 0

1 SINGLE FAM - 100% - 2021

Heated Area: 2789

HX Base Yr 2021

BLD DATE

03/03/2023

NW

LGL DATE

XF DATE

LAND DATE

INC DATE

AG DATE

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	0 100	7 3	21.00	SF	6.50	6.50	100	2020	2020	3	99	135	
2	0811	CONCRETE B	0 100	0 0	738.00	SF	5.20	5.20	100	2020	2020	3	99	3,799	

LAND DESCRIPTION										TOTAL OB/XF										3,934	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VAL				
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00					
REVIEW DATE		12/16/2020		BY KW		Total Acres: 0.00			Total Land Value: 75,000			Market: 0			Agricultural: 0						

NASSAU COUNTY PROPERTY										PAGE 1 of 1				4
VALUATION SUMMARY														
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										345,391				
TOTAL MARKET OB/XF VALUE										3,934				
TOTAL LAND VALUE - MARKET										75,000				
TOTAL MARKET VALUE										424,325				
SOH/AGL Deduction										107,498				
ASSESSED VALUE										316,827				
TOTAL EXEMPTION VALUE										HX HB 50,000				
BASE TAXABLE VALUE										266,827				
TOTAL JUST VALUE										424,325				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										408,710				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006196	CO ISSUED	0	11/25/2020
B2006196	NEW CONSTR	372,476	07/16/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0524	11/25/2020	WD	Q	I	01	332,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: DENIO MICHAEL J & J						
2389/0024	8/31/2020	WD	U	V	30	560,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W18 FOP=[YR=2020] N8 W17 S16 E16 N8 E1\$ W1 S8 W16 N16 W13 S49 FGR=[YR=2020] S20 E18 FOP=[YR=2020] S5 E20 N10 W1 N1 W11 N6 W7 S12 W1\$ E1 N20 W19\$ E19 S8 E7 S6 E11 S1 E11 N56\$ PTR= E15 FUS=[YR=2020] E19 S26 W11 STR=[YR=2020] W 4 N6 E4 S6\$ N6 W4 S6 W4 N26\$ W15\$.									