

LOT 112  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

ESPERSEN JOSHUA LOWELL  
 95146 CORNFLOWER DRIVE  
 FERNANDINA BEACH, FL 32034

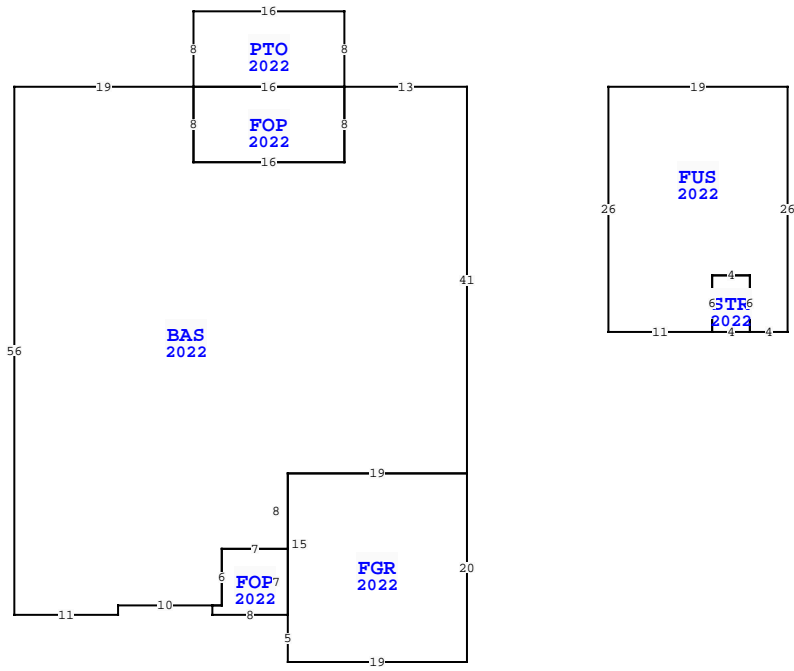
2024

30-2N-28-0152-0112-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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		6	100
Bathrooms		3	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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
BAS	2,215	100	2,215
FGR	380	55	209
FOP	50	30	15
FOP	128	30	38
FUS	470	100	470
PTO	128	5	6
STR	24	10	2
TOTALS	3,395		2,955
			326,409

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1	SINGLE FAM	- 100%	- 2024		326,409	2022	2022	0	0	0.00	100.00	Heated Area: 2685 HX Base Yr	



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			4
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			326,409
TOTAL MARKET OB/XF VALUE			4,644
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			406,053
SOH/AGL Deduction			0
ASSESSED VALUE			406,053
TOTAL EXEMPTION VALUE	13		406,053
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			406,053
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			389,712

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018935	CO ISSUED	0	12/30/2022
22004376	NEW CONSTR	430,186	03/21/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD	SALE PRICE
2617/0971	1/20/2023	WD Q	Q	I	02	450,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ESPERSEN JOSHUA LOW						
2556/1000	4/18/2022	WD U	I	30		1,100,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	848.00	SF	5.20	5.20	100	2022	2022	3	100	4,410	
2	0810	CONCRETE A	0	100	12	36.00	SF	6.50	6.50	100	2022	2022	3	100	234	

BLD DATE		03/03/2023	NW	LGL DATE
XF DATE				LAND DATE
INC DATE				AG DATE

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2022] W13 PTO=[YR=2022] N8 W16 S8 FOP=[YR=2022] S8 E16 N8 W16\$ E16\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2022] S1 E8 FGR=[YR=2022] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$ PTR=E15 FUS=[YR=2022] E19 S26 W4 STR=[YR=2022] W4 N6 E4 S6\$ N6 W4 S6 W11 N26\$ W15\$.	

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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							