

LOT 118  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

SMITH WYATT JENNINGS & HANNAH  
 95194 CORNFLOWER DR  
 FERNANDINA BEACH, FL 32034

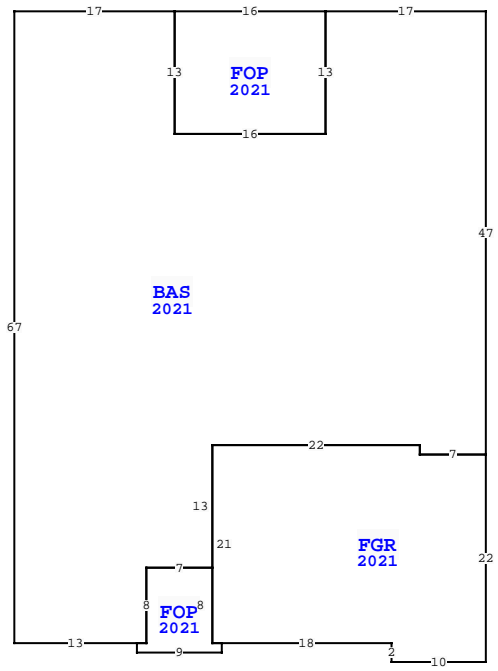
2024

30-2N-28-0152-0118-0000



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	13	LVT/LAMMT	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	100
Bathrooms		3	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
BAS	2,484	100	2,484
FGR	622	55	342
FOP	65	30	20
FOP	208	30	62
TOTALS	3,379		2,908
			298,431

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%	- 2022								
Heated Area: 2484					HX Base Yr 2022						



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			298,431
TOTAL MARKET OB/XF VALUE			5,678
TOTAL LAND VALUE - MARKET			75,000
TOTAL MARKET VALUE			379,109
SOH/AGL Deduction			34,480
ASSESSED VALUE			344,629
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			294,629
TOTAL JUST VALUE			379,109
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			365,662

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013275	CO ISSUED	0	07/26/2021
B2109314	GLASS SHOWER ENCL	7,500	07/16/2021
B2013275	NEW CONSTR	344,537	01/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2723/1972	7/09/2024	WD Q	Q	I	01	525,000
GRANTOR: WOODS JOSEPH P						
GRANTEE: SMITH WYATT JENNING						
2484/0702	7/29/2021	WD Q	Q	I	01	356,700
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: WOODS JOSEPH P						

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	0			5.20	100	2021	2021	3	99	5,678	

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

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.	

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	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							