

LOT 132
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

HUYNH PHUC TRAN/TRAN MY VAN THT
96030 STONEY GLEN CT
YULEE, FL 32097

2024

30-2N-28-0152-0132-0000



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		5 100
Bathrooms		4 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	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	2,484	100	2,484	251,755
FGR	622	55	342	34,662
FOP	65	30	20	2,027
FOP	208	30	62	6,283
FUS	383	100	383	38,817
PTO	128	5	6	608
STR	32	10	3	304
TOTALS	3,922		3,300	334,457

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0812	CONCRETE C	0	0	0	1,013.00	SF	4.00	
2	0476	VF 6 SBPL	0	0	0	120.00	LF	32.00	
3	0470	VNYL GATE	0	0	0	2.00	UT	300.00	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000136	C	SFR INT	0		RSF-2	0.00	0.00	1.00

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,300	107.2260	101.86	336,138	2021	2021	0	0	0.50	99.50
1 SINGLE FAM - 0% - 0 Heated Area: 2867 HX Base Yr											
95306 CORNFLOWER DR, FERNANDINA BEACH											
BLD DATE 03/03/2023 NW LGL DATE XF DATE INC DATE LAND DATE AG DATE											

TOTAL OB/XF									
8,362									

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8,362									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		334,457	
TOTAL MARKET OB/XF VALUE		8,362	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		417,819	
SOH/AGL Deduction		0	
ASSESSED VALUE		417,819	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		417,819	
TOTAL JUST VALUE		417,819	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		402,789	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006118	CO ISSUED	0	01/29/2021
B2006118	NEW CONSTR	387,788	09/01/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2465/0661	5/24/2021	WD Q	I	01	
GRANTOR: BRIDE PATRICK CONNOLL					
GRANTEE: HUYNH PHUC TRAN & M					
2431/1487	1/29/2021	WD Q	I	01	
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: BRIDE PATRICK CONNO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2021] W17 PTO=[YR=2021] N8 W16 S8 FOP=[YR=2021] S13 E16 N13 W16\$ E16\$ 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\$ PTR=E20 FUS=[YR=2021] E17 S23 W13 STR=[YR=2021] S6 W4 N8 E4 S2\$ N2 W4 N21\$ W20\$.									