

LOT 140
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

KHAN NICHOLAS JAMES & CINNAMON
95370 CORNFLOWER DRIVE
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0140-0000



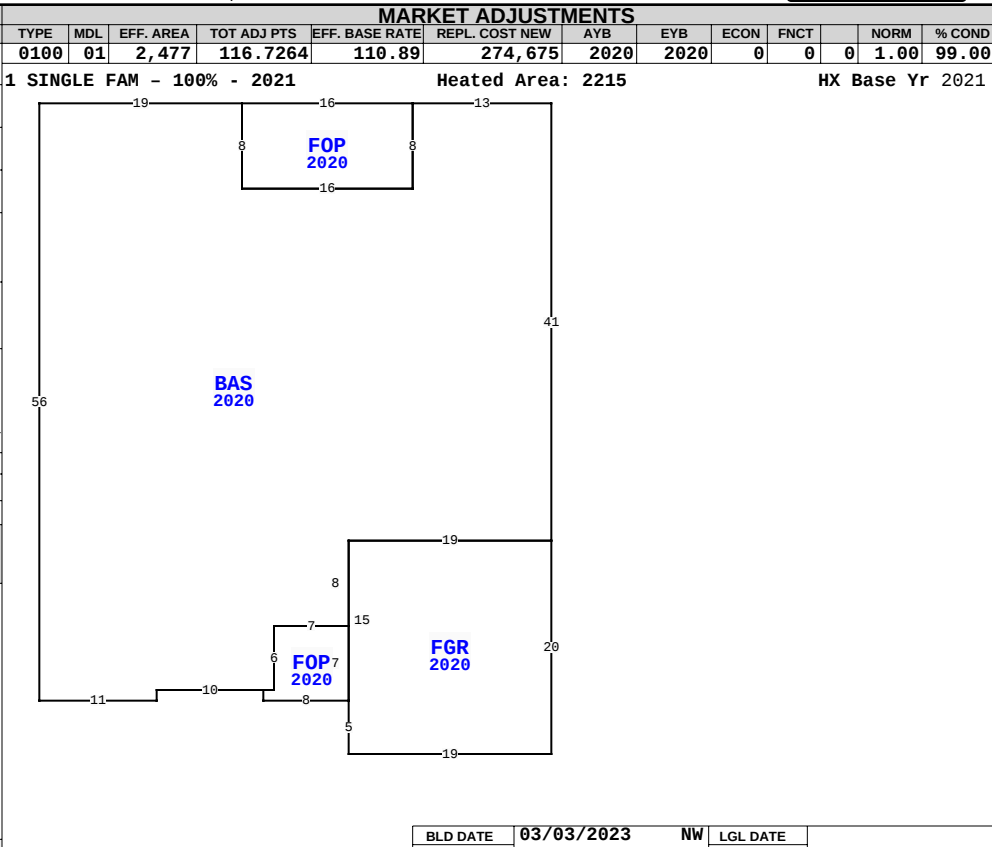
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
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	2,215	100	2,215	243,165
FGR	380	55	209	22,944
FOP	50	30	15	1,646
FOP	128	30	38	4,172
TOTALS	2,773		2,477	271,928

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	11	3	33.00	SF	6.50	6.50	100	2020	2020	3	99	212	
2	0811	CONCRETE B	0	100	0	0	754.00	SF	5.20	5.20	100	2020	2020	3	99	3,882	
3	0476	VF 6 SBPL	0	100	0	0	175.00	LF	32.00	32.00	100	2020	2020	3	96	5,376	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	96	576	
5	0462	ST/AL FNC	0	100	74	0	296.00	SF	10.00	10.00	100	2020	2020	3	93	2,753	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	

LAND DESCRIPTION			TOTAL OB/XF 13,087														
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
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



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

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		271,928			
TOTAL MARKET OB/XF VALUE		13,087			
TOTAL LAND VALUE - MARKET		75,000			
TOTAL MARKET VALUE		360,015			
SOH/AGL Deduction		95,547			
ASSESSED VALUE		264,468			
TOTAL EXEMPTION VALUE		55,000			
BASE TAXABLE VALUE		209,468			
TOTAL JUST VALUE		360,015			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		347,923			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006672	CO ISSUED	0	11/30/2020
B2006672	NEW CONSTR	293,896	07/29/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2413/1176	11/30/2020	WD	Q	I	01	301,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KHAN NICHOLAS JAMES						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUNCOURSE						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2020] W13 FOP=[YR=2020] W16 S8 E16 N8\$ S8 W16 N8 W19 S56 E11 N1 E10 FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15\$ N7 W7 S6 W1\$ E1 N6 E7 N8 E19 N41\$.						