

LOT 159
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

TAYLOR DONALD R JR
3505 SONG SPARROW DRIVE
WAKE FOREST, NC 27587

2024

30-2N-28-0152-0159-0000



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	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories		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	SUBAREA MARKET VALUE
BAS	2,215	100	2,215	228,876
FGR	380	55	209	21,596
FOP	50	30	15	1,550
FOP	128	30	38	3,927
FUS	470	100	470	48,565
PTO	128	5	6	620
STR	24	10	2	207
TOTALS	3,395		2,955	305,340

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0811	CONCRETE B	0	0	0	0	658.00	SF	5.20	5.20	
2	0810	CONCRETE A	0	0	0	0	33.00	SF	6.50	6.50	

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,955	108.7674	103.33	305,340	2022	2022	0	0	0.00	100.00
1 SINGLE FAM - 0% - 2023											
Heated Area: 2685											
HX Base Yr											

94902 WINDFLOWER TR, FERNANDINA BEACH											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	SFR	0		RSF-2	0.00	0.00	1.00	LT	1.00

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		305,340	
TOTAL MARKET OB/XF VALUE		3,637	
TOTAL LAND VALUE - MARKET		75,000	
TOTAL MARKET VALUE		383,977	
SOH/AGL Deduction		0	
ASSESSED VALUE		383,977	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		383,977	
TOTAL JUST VALUE		383,977	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		368,700	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114106	NEW CONSTR	430,096	10/14/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2570/1745	5/27/2022	QC	U	I	11
GRANTOR: RAILEANU GEORGE & CHR					
GRANTEE: TAYLOR DONALD R JR					
2567/1257	5/26/2022	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: RAILEANU GEORGE & C					

BUILDING NOTES											
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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\$.											