

LOT 165
AMELIA CONCOURSE PH 3 UNIT A
OR 2365/1252

OWENS RONNIE LEE & SHAWNA R
94958 WINDFLOWER TRAIL
FERNANDINA BEACH, FL 32034

2024

30-2N-28-0152-0165-0000



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 Floor	12	HARDWOOD 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

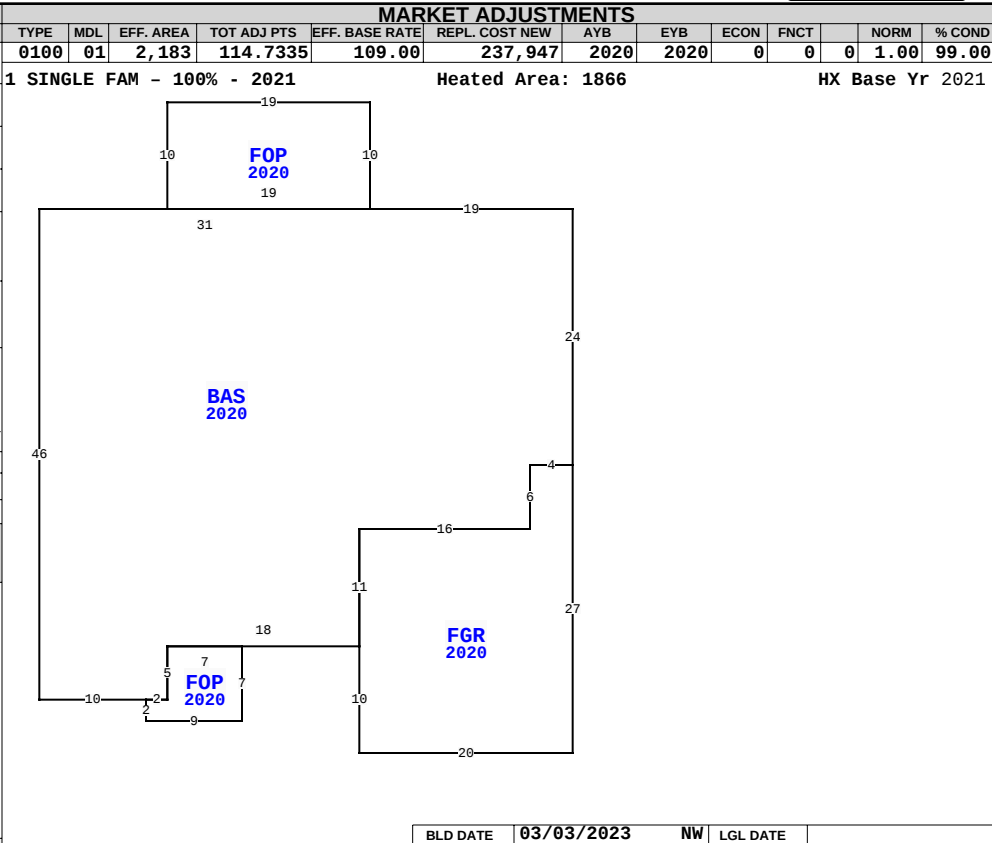
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.200	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,866	100	1,866	201,360
FGR	444	55	244	26,330
FOP	53	30	16	1,727
FOP	190	30	57	6,151
TOTALS	2,553		2,183	235,568

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	23	3		69.00	SF 6.50	100	2020	2020	3	99	444	
2	0811	CONCRETE B	0	100	0	0		648.00	SF 5.20	100	2020	2020	3	99	3,336	
3	0462	ST/AL FNC	0	100	222	0		888.00	SF 10.00	100	2020	2020	3	93	8,258	
4	0463	FENCE GATE	0	100	0	0		2.00	UT 300.00	100	2020	2020	3	96	576	

LAND DESCRIPTION			TOTAL OB/XF 12,614													
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
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

REVIEW DATE 12/14/2020 BY KW



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

TOTAL OB/XF 12,614																
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
1	000134	C	SFR POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	75,000.00	75,000.00

Total Acres: 0.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		235,568		
TOTAL MARKET OB/XF VALUE		12,614		
TOTAL LAND VALUE - MARKET		75,000		
TOTAL MARKET VALUE		323,182		
SOH/AGL Deduction		85,937		
ASSESSED VALUE		237,245		
TOTAL EXEMPTION VALUE		HX HB VX		55,000
BASE TAXABLE VALUE		182,245		
TOTAL JUST VALUE		323,182		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		312,724		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006096	CO ISSUED	0	11/16/2020
B2006096	NEW CONSTR	256,590	07/14/2020

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2409/0448	11/13/2020	WD	Q	I	01	281,200	
GRANTOR: DREAM FINDERS HOMES L							
GRANTEE: OWENS RONNIE LEE &							
2375/1604	7/13/2020	WD	U	V	30	560,000	
GRANTOR: DFC AMELIA CONCOURSE							
GRANTEE: DREAM FINDERS HOMES							

BUILDING NOTES																
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BUILDING DIMENSIONS																
BAS=[YR=2020] W19 FOP=[YR=2020] N10 W19 S10 E19\$ W31 S46 E10 FOP=[YR=2020] S2 E9 N7 W7 S5 W2\$ E2 N5 E18 FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$.																

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