

LOT 100
AMELIA CONCOURSE SUB #1
PB 7/183

STEELMAN JONATHAN K L/E/
2727 EASTWIND DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0100-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 70
Exterior Wall	16	WD FR STUC 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2.5	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4067.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,105	100	2014	1,105	115,845
FGR	460	55	2014	253	26,524
FOP	120	30	2014	36	3,774
FOP	250	30	2014	75	7,863
FUS	1,452	100	2014	1,452	152,223
TOTALS	3,387			2,921	306,230

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0810	CONCRETE A	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
			0 0	0 0	859.00	SF	6.50	6.50	100	2014	2014	3	94	5,248	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000100	C
		RES

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,921	109.9518	109.95	321,164	2014	2014	0	0	4.65	95.35
1 SINGLE FAM - 0% - 0											
Heated Area: 2557											
HX Base Yr											
95032 BELLFLOWER WAY, FERNANDINA BEACH											

BLD DATE	03/29/2023	NW	LGL DATE	
XF DATE			LAND DATE	04/23/2025
INC DATE			AG DATE	MLU

TOTAL OB/XF											
5,248											

TOTAL OB/XF											
5,248											

Total Acres:	0.00	Total Land Value:	85,000	Market:	0	Agricultural:	0	Common:	85,000
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NASSAU COUNTY PROPERTY											
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VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		306,230
TOTAL MARKET OB/XF VALUE		5,248
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,478
SOH/AGL Deduction		23,935
ASSESSED VALUE		372,543
TOTAL EXEMPTION VALUE		0
BASE TAXABLE VALUE		372,543
TOTAL JUST VALUE		396,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428253	CO ISSUED	0	06/02/2014
B1428253	NEW CONSTR	299,450	01/01/2014

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B1428253	CO ISSUED	0	06/02/2014
B1428253	NEW CONSTR	299,450	01/01/2014

BUILDING NOTES						
BUILDING DIMENSIONS						
FOP=[YR=2014] W25 S10 BAS=[YR=2014] W10 S18 FGR=[YR=2014] S25 E20 N20 W8 N5 W12 \$ E12 S5 E8 S24 FOP=[YR=2014] S8 E15 N8 W15 \$ E15 N47 W25 \$ E25 N10 \$ PTR= E30 FUS=[YR=2014] E35 S40 W15 S4 W13 N4 W7 N40 \$ W30 \$.						