

LOT 117
IN OR 1922/153
AMELIA CONCOURSE SUB #1

STIERHEIM DEBORAH & BRADY
95048 LILAC DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0150-0117-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

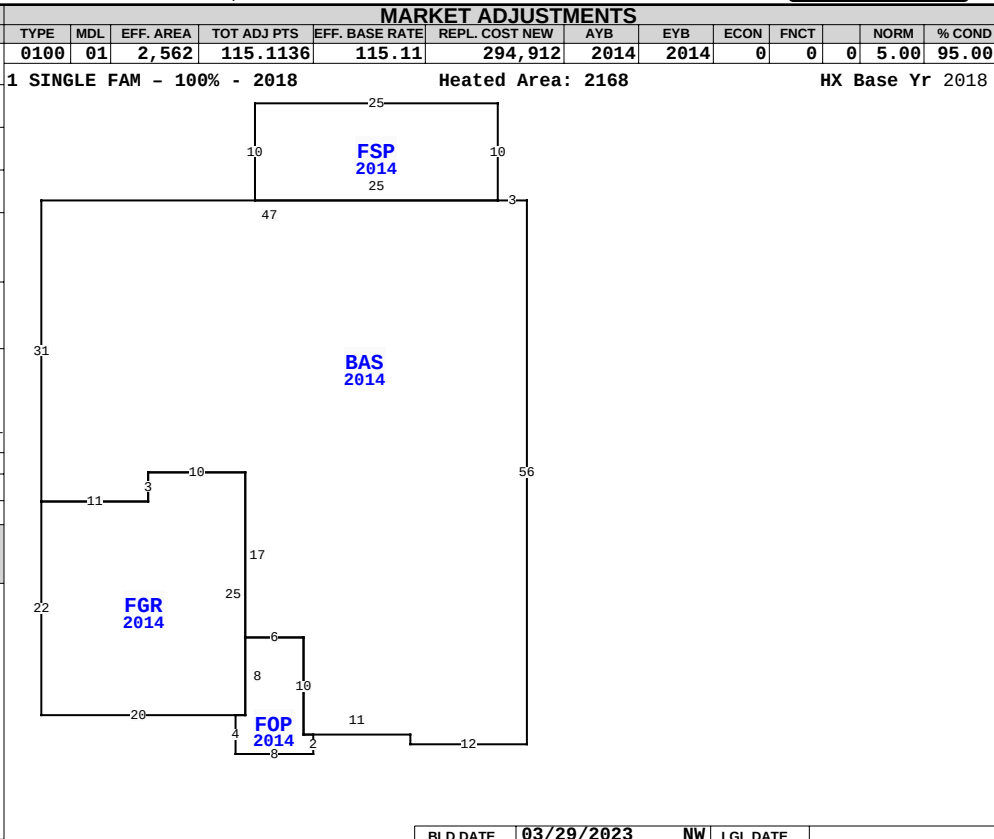
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4067.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,168	100	2014	2,168	237,080
FGR	492	55	2014	271	29,635
FOP	78	30	2014	23	2,516
FSP	250	40	2014	100	10,935
TOTALS	2,988			2,562	280,166

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	100	0	0	718.00	SF	5.20	5.20	
2	0476	VF 6 SBPL	0	100	0	0	60.00	LF	32.00	32.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	

REVIEW DATE 05/12/2019 BY KBA



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

TOTAL OB/XF											
5,238											

Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY										PAGE 1 of 1	
VALUATION BY										STANDARD	
Tax Group: 4										Tax Dist:	
BUILDING MARKET VALUE										280,166	
TOTAL MARKET OB/XF VALUE										5,238	
TOTAL LAND VALUE - MARKET										85,000	
TOTAL MARKET VALUE										370,404	
SOH/AGL Deduction										120,036	
ASSESSED VALUE										250,368	
TOTAL EXEMPTION VALUE										50,722	
BASE TAXABLE VALUE										199,646	
TOTAL JUST VALUE										370,404	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										347,885	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428291	CO ISSUED	0	05/14/2014
B1428291	NEW CONSTR	267,367	02/01/2014

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1922/0153	5/29/2014	SW	Q	I	01	238,400			
GRANTOR: RICHMOND AMERICAN HOM									
GRANTEE: STIERHEIM DEBORAH &									
1898/0656	1/15/2014	SW	U	V	30	42,400			
GRANTOR: JS AMELIA CONCOURSE P									
GRANTEE: RICHMOND AMERICAN H									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2014] W3 FSP=[YR=2014] N10 W25 S10 E25 \$ W47 S31 FGR=[YR=2014] S22 E20 FOP=[YR=2014] S4 E8 N2 W1 N10 W6 S8 W1 \$ E1 N25 W10 S3 W11 \$ E11 N3 E10 S17 E6 S10 E11 S1 E12 N56 \$.											