LOT 44
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

HANEY BROOKS & CARLEIGH
95156 GLADIOLUS PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0044-0000

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 Floo	11	CLAY TILE 60
Interior Floo	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	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

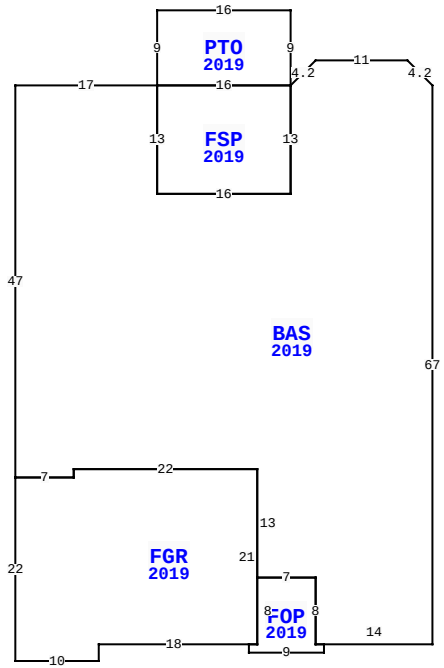
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,526	100	2019	2,526	285,373
FGR	622	55	2019	342	38,637
FOP	65	30	2019	20	2,260
FSP	208	40	2019	83	9,377
PTO	144	5	2019	7	791
TOTALS	3,565			2,978	336,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,978	115.2816	115.28	343,304	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 100% - 2022 Heated Area: 2526 HX Base Yr 2022



95156 GLADIOLUS PL, FERNANDINA BEACH

BLD DATE	03/29/2023	NW	LGL DATE		
XF DATE			LAND DATE	04/23/2025	MLU
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		336,438
TOTAL MARKET OB/XF VALUE		14,484
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		435,922
SOH/AGL Deduction		48,795
ASSESSED VALUE		387,127
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		336,405
TOTAL JUST VALUE		435,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,894

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1811073	CO ISSUED	0	02/12/2019
18011073	NEW CONSTR	342,389	11/05/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2518/1606	12/02/2021	WD	Q	I	01	500,000
GRANTOR: WRIGHT-MCLEAN SHERON						
GRANTEE: HANEY BROOKS & CARL						
2257/0046	2/21/2019	WD	Q	I	01	327,900
GRANTOR: DFH AMELIA LLC						
GRANTEE: WRIGHT-MCLEAN SHERO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W11 D3 L3 PTO=[YR=2019] N9 W16 S9
FSP=[YR=2019] S13 E16 N13 W16$ E16 $ S13 W16 N13 W17 S47
FGR=[YR=2019] S22 E10 N2 E18 FOP=[YR=2019] S1 E9 N1 W1 N8
W7 S8 W1$ E1 N21 W22 S1 W7$ E7 N1 E22 S13 E7 S8 E14 N67$.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	100	0	0	960.00	SF	5.20	5.20	100	2019	2019	3	97	4,842	
2	0476	VF 6 SBPL	0	100	0	0	246.00	LF	32.00	32.00	100	2019	2019	3	94	7,400	
3	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2019	2019	3	94	282	
4	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3	98	1,960	

LAND DESCRIPTION

TOTAL OB/XF 14,484

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 04/17/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS