

LOT 46
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

VASQUEZ JADY & PABLO
95153 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0046-0000



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	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	5	100
Bathrooms	3.5	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	4067.100
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,511	100	2020	1,511	165,210
FGR	483	55	2020	266	29,084
FOP	60	30	2020	18	1,968
FOP	120	30	2020	36	3,937
FUS	1,451	100	2020	1,451	158,650
STR	60	10	2020	6	656

TOTALS	3,685			3,288	359,505
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0810	CONCRETE A	0	100	17	3	51.00	SF	6.50
2	0810	CONCRETE A	0	100	0	0	584.00	SF	6.50
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00

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

REVIEW DATE	01/26/2021	BY	KW
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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	3,288	111.5730	111.57	366,842	2020	2020	0	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2023 Heated Area: 2962 HX Base Yr 2023												

95153 GLADIOLUS PL, FERNANDINA BEACH	BLD DATE 03/29/2023 NW	LGL DATE	
	XF DATE	LAND DATE	04/23/2025 MLU
	INC DATE	AG DATE	

TOTAL OB/XF												
6,025												

TOTAL OB/XF												
6,025												

Total Acres: 0.00	Total Land Value: 85,000	Market: 0	Agricultural: 0	Common: 85,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		359,505	
TOTAL MARKET OB/XF VALUE		6,025	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		450,530	
SOH/AGL Deduction		17,229	
ASSESSED VALUE		433,301	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		382,579	
TOTAL JUST VALUE		450,530	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		424,334	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912775	CO ISSUED	0	04/07/2020
19012775	NEW CONSTR	389,641	12/17/2019

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2542/0307	2/25/2022	WD	Q	I	02	512,000
GRANTOR: BENSON KATHRYN						
GRANTEE: VASQUEZ JADY & PABL						
2357/0795	4/24/2020	WD	Q	I	01	315,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BENSON KATHRYN						

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2020] W2 FOP=[YR=2020] N10 W12 S10 E12\$ W38 S35 FGR=[YR=2020] S21 E23 N8 FOP=[YR=2020] E7 N5 W2 N5 W5 S10\$ N13 W23\$ E23 S3 E5 S5 E12 N43\$ PTR= E15 FUS=[YR=2020] E14 STR=[YR=2020] E4 S15 W4 N15\$ S15 E4 N15 E22 S43 W12 N5 W5 N3 W23 N35\$ W15\$.									