

LOT 59
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TRAN HIEU T
95105 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0059-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 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		5 100
Bathrooms		4 100
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
NEIGHBORHOOD/LOC	4067.100	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,536	100	2019	2,536	279,023
FGR	622	55	2019	342	37,628
FOP	65	30	2019	20	2,200
FSP	208	40	2019	83	9,132
FUS	681	100	2019	681	74,927
TOTALS	4,112			3,662	402,910

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	0	0	936.00	SF	5.20	5.20	100	2019

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

REVIEW DATE 04/22/2019 BY TW

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,662	112.2660	112.27	411,133	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 100% - 2021 Heated Area: 3217 HX Base Yr 2021											
95105 GLADIOLUS PL, FERNANDINA BEACH											

95105 GLADIOLUS PL, FERNANDINA BEACH				XF DATE		03/29/2023 NW			LAND DATE		04/23/2025	MLU
				INC DATE					AG DATE			
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES		
936.00	SF	5.20	5.20	100	2019	2019	3	97	4,721			
								</				

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

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 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		402,910	
TOTAL MARKET OB/XF VALUE		4,721	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		492,631	
SOH/AGL Deduction		131,340	
ASSESSED VALUE		361,291	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		310,569	
TOTAL JUST VALUE		492,631	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		464,464	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1900257	CO ISSUED	0	04/24/2019
19000257	NEW CONSTR	424,765	01/10/2019

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2283/0922	5/31/2019	WD	Q	I	01
GRANTOR: DREAM FINDERS HOMES L					
GRANTEE: TRAN HIEU T					
2243/1761	12/13/2018	WD	U	V	30
GRANTOR: DFH AMELIA LLC					
GRANTEE: DREAM FINDERS HOMES					

BUILDING NOTES											
BAS=[YR=2019] W17 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR= E15 FUS=[YR=2019] E17 S41 W13 N4 W4 N37 \$ W15\$.											

BUILDING DIMENSIONS											
BAS=[YR=2019] W17 FSP=[YR=2019] W16 S13 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E2 S1 E10 N1 E1 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$ PTR= E15 FUS=[YR=2019] E17 S41 W13 N4 W4 N37 \$ W15\$.											

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