LOT 110
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

CHEENER DUDES HOLDINGS LLC
1838 OCEAN VILLAGE PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0110-0000

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 50
Interior Floo	14	CARPET 50
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

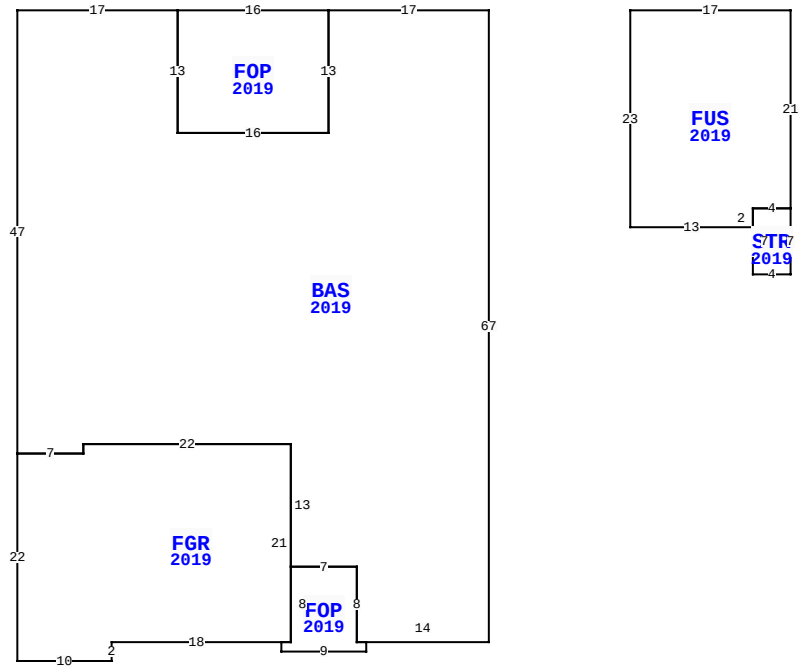
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,484	100	2019	2,484	273,958
FGR	622	55	2019	342	37,719
FOP	65	30	2019	20	2,206
FOP	208	30	2019	62	6,837
FUS	383	100	2019	383	42,241
STR	28	10	2019	3	331
TOTALS	3,790			3,294	363,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,294	112.5390	112.54	370,707	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2867 HX Base Yr



95142 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

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	363,293
TOTAL MARKET OB/XF VALUE	4,292
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	452,585
SOH/AGL Deduction	0
ASSESSED VALUE	452,585
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	452,585
TOTAL JUST VALUE	452,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	426,217

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1902828	NEW CONSTR	388,991	03/22/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2680/1013	11/17/2023	QC	U	I	11	100
GRANTOR: CHEENEY FAMILY TRUST						
GRANTEE: CHEENER DUDES HOLDI						
2504/0274	10/12/2021	WD	Q	I	01	525,000
GRANTOR: SULSER JUDY IRENE						
GRANTEE: CHEENEY FAMILY TRUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W17 FOP=[YR=2019] W16 S13 E16 N13$ 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$ PTR= E15 FUS=[YR=2019] E17 S21 STR=[YR=2019] S7 W4 N7 E4$ W4 S2 W13 N23$ W15$.

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	0810	CONCRETE A	0	0	0	0	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
2	0811	CONCRETE B	0	0	0	0	821.00	SF	5.20	5.20	100	2019	2019	3	97	4,141	

LAND DESCRIPTION

TOTAL OB/XF 4,292

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	000134	C	RES POND	0		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 07/23/2019 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS