

LOT 111
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

GRAY MELISSA J & MORGAN WHITNEY
2 PHINNEYS LANE
PORT LUDLOW, WA 98365

2025

30-2N-28-0151-0111-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	11	CLAY TILE 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
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	1,866	100	2019	1,866	219,790
FGR	444	55	2019	244	28,739
FOP	104	30	2019	31	3,651
FOP	120	30	2019	36	4,240
TOTALS	2,534			2,177	256,421

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0811	CONCRETE B	0	0	0	728.00	SF	5.20	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000134	C	RES POND	0		RSF-2	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	2,177	120.1872	120.19	261,654	2019	2019	0	0
1 SINGLE FAM - 0% - 2023									
Heated Area: 1866									
HX Base Yr									
95138 GLADIOLUS PL, FERNANDINA BEACH									
BLD DATE 03/29/2023 NW LGL DATE 04/23/2025 MLU									
XF DATE									
INC DATE									

TOTAL OB/XF									
3,672									

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3,672									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			256,421
TOTAL MARKET OB/XF VALUE			3,672
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			345,093
SOH/AGL Deduction			0
ASSESSED VALUE			345,093
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			345,093
TOTAL JUST VALUE			345,093
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			323,551

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807694	CO ISSUED	0	03/11/2019
B1807694	NEW CONSTR	251,826	10/01/2018

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2598/0598	10/24/2022	WD	Q	I	01	425,000	
GRANTOR: HOPKINS FAMILY TRUST							
GRANTEE: GRAY MELISSA JEAN &							
2420/0939	12/28/2020	WD	Q	I	01	303,000	
GRANTOR: CHANG RON Y & GORDANA							
GRANTEE: HOPKINS FAMILY TRUS							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=2019] W23 FOP=[YR=2019] N10 W12 S10 E12\$ W27 S46 E2									
FOP=[YR=2019] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18									
FGR=[YR=2019] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$									