LOT 112
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

EICHMANN FRED C/EICHMANN CATHY L
95134 GLADIOLUS PL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0112-0000

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		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

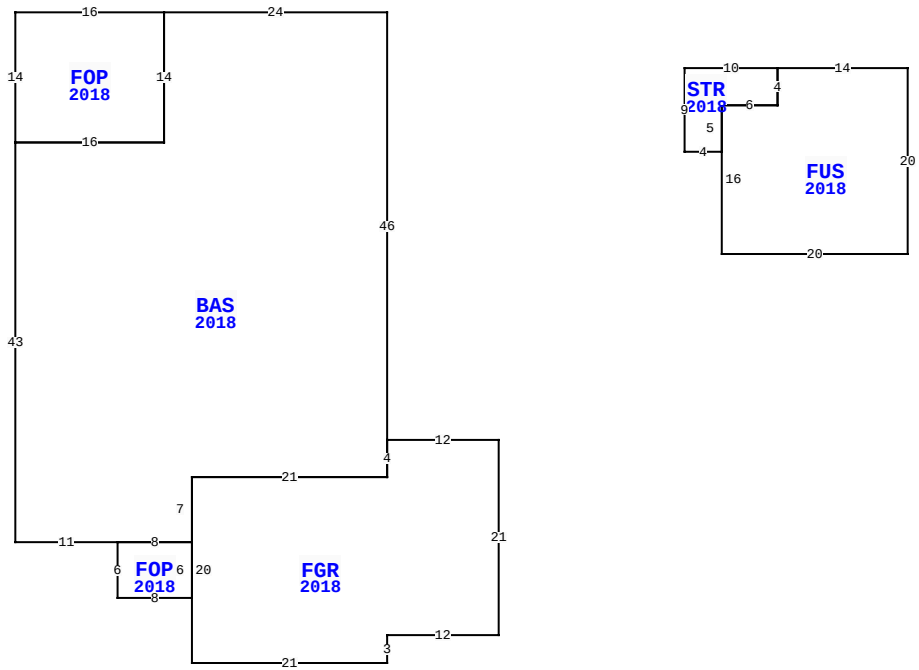
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,909	100	2018	1,909	224,768
FGR	672	55	2018	370	43,564
FOP	48	30	2018	14	1,649
FOP	224	30	2018	67	7,889
FUS	376	100	2018	376	44,271
STR	60	10	2018	6	707
TOTALS	3,289			2,742	322,846

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,742	120.7584	120.76	331,124	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 100% - 2020 Heated Area: 2285 HX Base Yr 2020



95134 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		322,846
TOTAL MARKET OB/XF VALUE		4,928
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		412,774
SOH/AGL Deduction		132,029
ASSESSED VALUE		280,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		230,023
TOTAL JUST VALUE		412,774
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		388,199

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1806331	CO ISSUED	0	12/06/2018
18006331	NEW CONSTR	311,202	06/20/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2269/1944	4/17/2019	WD	Q	I	02	305,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: EICHMANN FRED C & C						
2206/1880	6/27/2018	WD	U	V	30	324,200
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2018] W12 BAS=[YR=2018] N46 W24 FOP=[YR=2018] W16 S14 E16 N14$ S14 W16 S43 E11 FOP=[YR=2018] S6 E8 N6 W8$ E8 N7 E21 N4$ S4 W21 S20 E21 N3 E12 N21$ PTR=N40 E20 STR=[YR=2018] E10 FUS=[YR=2018] E14 S20 W20 N16 E6 N4$ S4 W6 S5 W4 N9$ W20 S40$.

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	977.00	SF	5.20	5.20	100	2018	2018	3	97	4,928	

LAND DESCRIPTION

TOTAL OB/XF 4,928

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	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 01/17/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS