

LOT 114
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

NETHERLAND CRYSTAL & TYLER
95006 WINDFLOWER TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0114-0000



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	13	LVT/LAMMT 60
Interior Floor	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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
BAS	1,939	100
FGR	420	55
FOP	48	30
FOP	224	30
TOTALS	2,631	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,251	112.3668	112.37	252,945	2019	2019	0	0	2.00	98.00
1 SINGLE FAM - 0% - 0 Heated Area: 1939 HX Base Yr											
BLD DATE	03/29/2023					NW	LGL DATE	04/23/2025			
XF DATE							LAND DATE				
INC DATE							AG DATE				

NASSAU COUNTY PROPERTY				PAGE 1 of 1		4
VALUATION SUMMARY						
VALUATION BY				STANDARD		
Tax Group: 4		Tax Dist:				
BUILDING MARKET VALUE				247,886		
TOTAL MARKET OB/XF VALUE				5,594		
TOTAL LAND VALUE - MARKET				85,000		
TOTAL MARKET VALUE				338,480		
SOH/AGL Deduction				0		
ASSESSED VALUE				338,480		
TOTAL EXEMPTION VALUE				0		
BASE TAXABLE VALUE				338,480		
TOTAL JUST VALUE				338,480		
NCON VALUE				0		
INCOME VALUE						
PREVIOUS YEAR MKT VALUE				317,342		

EXTRA FEATURES														
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0810	CONCRETE A	0	0	0	0	42.00	SF	6.50	6.50	100	2019	2019	3
2	0811	CONCRETE B	0	0	0	0	668.00	SF	5.20	5.20	100	2019	2019	3
3	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	2019	2019	3
TOTAL OB/XF 5,594														

LAND DESCRIPTION										TOTAL OB/XF										5,594									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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												