LOT 115
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

JOHNSON WESTLEY EARL & DEBORAH S
95122 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0115-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

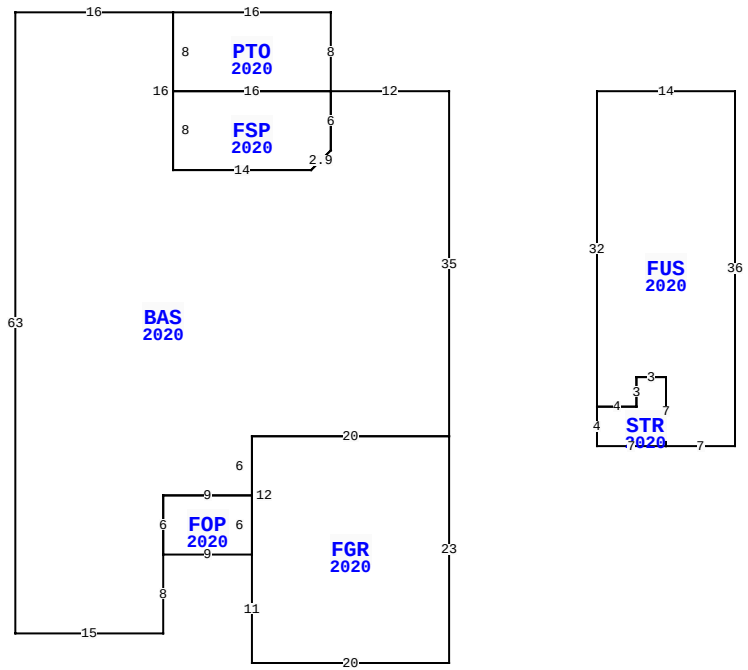
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	1,896	100	2020	1,896	212,715
FGR	460	55	2020	253	28,385
FOP	54	30	2020	16	1,795
FSP	126	40	2020	50	5,610
FUS	467	100	2020	467	52,393
PTO	128	5	2020	6	673
STR	37	10	2020	4	449
TOTALS	3,168			2,692	302,020

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,692	113.9040	113.90	306,619	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2021 Heated Area: 2363 HX Base Yr 2021



95122 GLADIOLUS PL, FERNANDINA BEACH

BLD DATE	03/29/2023 NW	LGL DATE	
XF DATE		LAND DATE	04/23/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		302,020
TOTAL MARKET OB/XF VALUE		9,283
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		396,303
SOH/AGL Deduction		113,190
ASSESSED VALUE		283,113
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		232,391
TOTAL JUST VALUE		396,303
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		372,825

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1912283	CO ISSUED	0	03/06/2020
B1912283	NEW CONSTR	317,582	12/02/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2347/1566	3/12/2020	WD	Q	I	01	287,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JOHNSON WESTLEY EAR						
2335/0518	1/23/2020	WD	U	V	30	29,700
GRANTOR: DFH AMELIA LLC						
GRANTEE: DREAM FINDERS HOMES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 PTO=[YR=2020] N8 W16 S8 E16$ FSP=[YR=2020] W16 S8 E14 U2 R2 N6$ S6 D2 L2 W14 N16 W16 S63 E15 N8 FOP=[YR=2020] E9 FGR=[YR=2020] S11 E20 N23 W20 S12$ N6 W9 S6$ N6 E9 N6 E20 N35$ PTR= E15 FUS=[YR=2020] E14 S36 W7 STR=[YR=2020] W7 N4 E4 N3 E3 S7$ N7 W3 S3 W4 N32$ 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	100	18	3	54.00	SF	6.50	6.50	100	2020	2020	3	98	344	
2	0811	CONCRETE B	0	100	0	0	704.00	SF	5.20	5.20	100	2020	2020	3	98	3,588	
3	0476	VF 6 SBPL	0	100	0	0	72.00	LF	32.00	32.00	100	2020	2020	3	95	2,189	
4	0470	VNYL GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	
5	0462	ST/AL FNC	0	100	72	0	288.00	SF	10.00	10.00	100	2020	2020	3	90	2,592	
6	0463	FENCE GATE	0	100	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	95	285	

LAND DESCRIPTION

TOTAL OB/XF 9,283

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 01/26/2021 BY KW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS