LOT 116
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

RESIDENTIAL HOME BUYER JAX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

2025

30-2N-28-0151-0116-0000

BUILDING CHARACTERISTICS

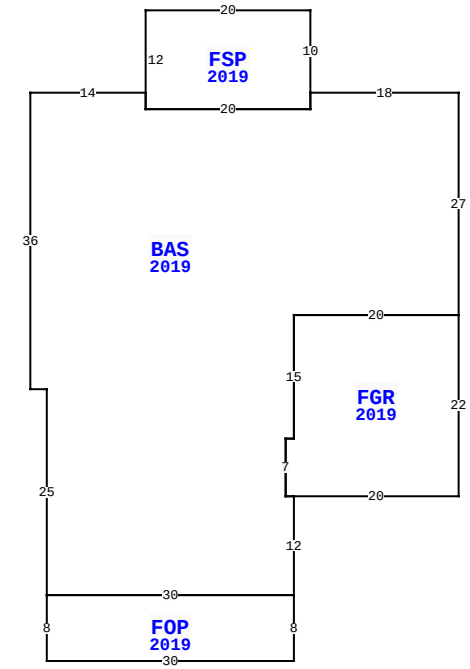
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	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	2,395	100	2019	2,395	269,235
FGR	447	55	2019	246	27,655
FOP	240	30	2019	72	8,094
FSP	240	40	2019	96	10,792
TOTALS	3,322			2,809	315,776

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,809	114.7104	114.71	322,220	2019	2019	0	0	0	2.00	98.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2395 HX Base Yr



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

95116 GLADIOLUS PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	315,776
TOTAL MARKET OB/XF VALUE	3,896
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	404,672
SOH/AGL Deduction	0
ASSESSED VALUE	404,672
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	404,672
TOTAL JUST VALUE	404,672
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	380,442

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1807575	CO ISSUED	0	02/14/2019
B1807575	NEW CONSTR	290,717	10/01/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2624/1686	3/09/2023	SW	Q	I	05	722,800
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: RESIDENTIAL HOME BU						
2565/0707	5/19/2022	WD	U	I	37	503,200
GRANTOR: PRICE DUSTY WALKER						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 FSP=[YR=2019] N10 W20 S12 E20 N2$ S2 W20 N2 W14 S36 E2 S25 FOP=[YR=2019] S8 E30 N8 W30$ E30 N12 FGR=[YR=2019] E20 N22 W20 S15 W1 S7 E1$ W1 N7 E1 N15 E20 N27$.

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	0812	CONCRETE C	0	0	0	0	1,004.00	SF	4.00	4.00	100	2019	2019	3	97	3,896	

LAND DESCRIPTION

TOTAL OB/XF 3,896

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 04/22/2019 BY TW Total Acres: 0.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS