LOT 117
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

JENSEN DAVID CARL JR & EMMA LOUISE
95110 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0117-0000

BUILDING CHARACTERISTICS

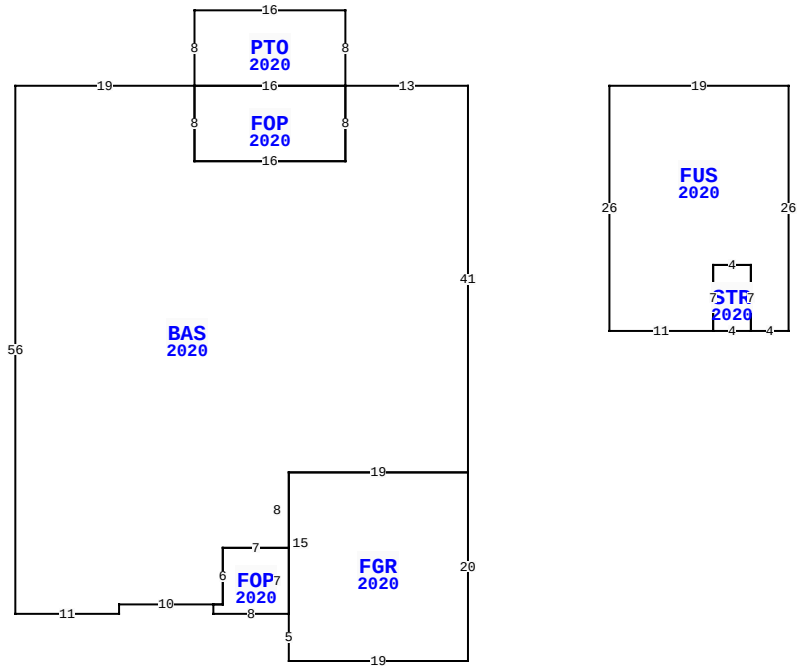
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		6 100
Bathrooms		3 100
Frame	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	2,215	100	2020	2,215	255,180
FGR	380	55	2020	209	24,078
FOP	50	30	2020	15	1,728
FOP	128	30	2020	38	4,377
FUS	466	100	2020	466	53,685
PTO	128	5	2020	6	691
STR	28	10	2020	3	346
TOTALS	3,395			2,952	340,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,952	116.9595	116.96	345,266	2020	2020	0	0	0	1.50	98.50

1 SINGLE FAM – 100% - 2025 Heated Area: 2681 HX Base Yr 2025



95110 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		340,087
TOTAL MARKET OB/XF VALUE		7,807
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		432,894
SOH/AGL Deduction		0
ASSESSED VALUE		432,894
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		382,172
TOTAL JUST VALUE		432,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		407,604

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C202821	CO ISSUED	0	09/02/2020
B202821	NEW CONSTR	351,450	04/15/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2712/754	5/17/2024	WD	Q	I	01	507,500
GRANTOR: CROXTON BENJAMIN GABR						
GRANTEE: JENSEN DAVID CARL J						
2397/0312	9/22/2020	WD	Q	I	01	307,800
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CROXTON BENJAMIN GA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W13 PTO=[YR=2020] N8 W16 S8 E16$
FOP=[YR=2020] W16 S8 E16 N8 $ S8 W16 N8 W19 S56 E11 N1 E10
FOP=[YR=2020] S1 E8 FGR=[YR=2020] S5 E19 N20 W19 S15$ N7 W7
S6 W1$ E1 N6 E7 N8 E19 N41$ PTR= E15 FUS=[YR=2020] E19 S26
W4 STR=[YR=2020] W4 N7 E4 S7$ N7 W4 S7 W11 N26$ 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	7	5	35.00	SF	6.50	6.50	100	2020	2020	3	98	223	
2	0811	CONCRETE B	0	100	0	0	656.00	SF	5.20	5.20	100	2020	2020	3	98	3,343	
3	0476	VF 6 SBPL	0	100	0	0	102.00	LF	32.00	32.00	100	2020	2020	3	95	3,101	
4	0470	VNYL GATE	0	100	0	0	2.00	UT	300.00	300.00	100	2020	2020	3	95	570	
5	0479	VF PICKET	0	100	0	0	60.00	LF	10.00	10.00	100	2020	2020	3	95	570	

LAND DESCRIPTION

TOTAL OB/XF 7,807

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