LOT 118
AMELIA CONCOURSE SUB PHASE 2
PBK 8/222

TRAN HIEU
95106 GLADIOLUS PLACE
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0151-0118-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 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		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

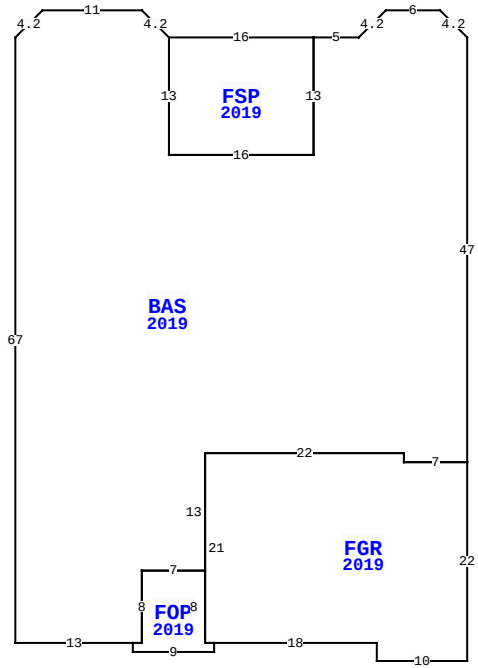
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4067.100

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,553	100	2019	2,553	286,952
FGR	622	55	2019	342	38,440
FOP	65	30	2019	20	2,248
FSP	208	40	2019	83	9,329
TOTALS	3,448			2,998	336,969

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,998	115.2816	115.28	345,609	2019	2019	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 2553 HX Base Yr



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

95106 GLADIOLUS PL, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	336,969
TOTAL MARKET OB/XF VALUE	9,047
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	431,016
SOH/AGL Deduction	24,029
ASSESSED VALUE	406,987
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	406,987
TOTAL JUST VALUE	431,016
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C1906226	CO ISSUED	0	09/20/2019
B1906226	NEW CONSTR	349,533	06/12/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2790/538	5/09/2025	WD	Q	I	01	515,000
GRANTOR: KNUPP FAMILY LIVING T						
GRANTEE: TRAN HIEU						
2310/1966	9/26/2019	WD	Q	I	02	337,100
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: KNUPP FAMILY LIVING						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] U3 L3 W6 D3 L3 W5 FSP=[YR=2019] W16 S13 E16 N13$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2019] S1 E9 N1 FGR=[YR=2019] E18 S2 E10 N22 W7 N1 W22 S21 E1$ W1 N8 W7 S8 W1$ E1 N8 E7 N13 E22 S1 E7 N47$.

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	0	8	3	24.00	SF	6.50	6.50	100	2019	2019	3	97	151	
2	0811	CONCRETE B	0	0	0	0	860.00	SF	5.20	5.20	100	2019	2019	3	97	4,338	
3	0476	VF 6 SBPL	0	0	139	0	139.00	LF	32.00	32.00	100	2021	2021	3	96	4,270	
4	0470	VNYL GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

LAND DESCRIPTION

TOTAL OB/XF 9,047

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