

LOT 11
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

GREENE CECILIA P
95435 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

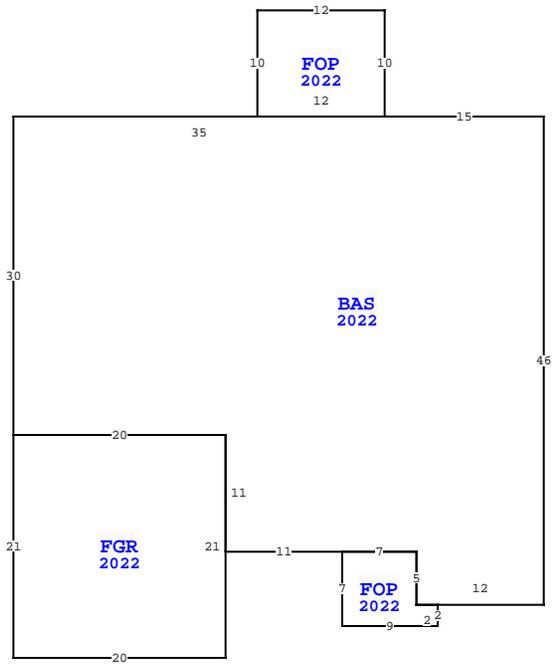
2025

30-2N-28-0152-0011-0000



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	31	HARDIE BRD	100
Roof Structur	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		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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,890	100	2022
FGR	420	55	2022
FOP	53	30	2022
FOP	120	30	2022
TOTALS	2,483		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,173	113.3958	113.40	246,418	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 1890 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	245,186		
TOTAL MARKET OB/XF VALUE	3,876		
TOTAL LAND VALUE - MARKET	85,000		
TOTAL MARKET VALUE	334,062		
SOH/AGL Deduction	93,120		
ASSESSED VALUE	240,942		
TOTAL EXEMPTION VALUE	50,722		
BASE TAXABLE VALUE	190,220		
TOTAL JUST VALUE	334,062		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	313,013		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2114108	NEW CONSTR	310,163	10/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1286	5/13/2022	WD Q	Q	I	01	389,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: GREENE CECILIA P						
2511/1165	11/04/2021	WD U	V		30	186,000
GRANTOR: DFC AMELIA CONCOURSE						
GRANTEE: DREAM FINDERS HOMES						

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	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0			5.20	100	2022	2022	3	99	3,876	

BLD DATE		LGL DATE	
03/03/2023	NW	04/23/2025	MLU

BLD DATE		LGL DATE	
03/03/2023	NW	04/23/2025	MLU

BLD DATE		LGL DATE	
03/03/2023	NW	04/23/2025	MLU

LAND DESCRIPTION															TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							