

LOT 14
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

TEGREENY DALE G & ERNA E
95411 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

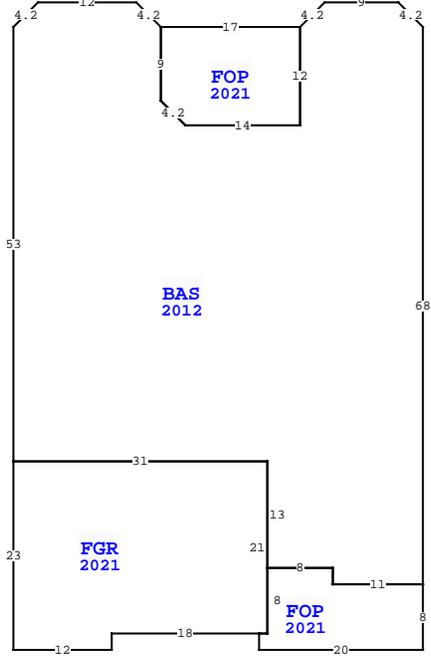
2025

30-2N-28-0152-0014-0000



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 Floo	11	CLAY TILE	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,801	100	2012
FGR	675	55	2021
FOP	170	30	2021
FOP	200	30	2021
TOTALS	3,846		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,283	116.8860	116.89	383,750	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2801 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			379,912
TOTAL MARKET OB/XF VALUE			9,442
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			474,354
SOH/AGL Deduction			57,145
ASSESSED VALUE			417,209
TOTAL EXEMPTION VALUE	HX HB VX		55,722
BASE TAXABLE VALUE			361,487
TOTAL JUST VALUE			474,354
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			447,163

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2013270	CO ISSUED	0	07/29/2021
B2109324	GLASS SHOWER ENCL	7,500	07/16/2021
B2013270	NEW CONSTR	387,774	01/06/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2484/0770	7/28/2021	WD Q	Q	I	01	414,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: TEGREENY DALE G & E						
2476/0369	6/30/2021	WD U	V	11		100
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	1,161.00	SF	5.20	5.20	100	2021	2021	3	99	5,977	
2	0500	FP-PRE FAB	0	100	0	1.00	UT	3,500.00	3,500.00	100	2021	2021	3	99	3,465	

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