

LOT 17
AMELIA CONCOURSE PH 3 UNIT C
OR 2369/448

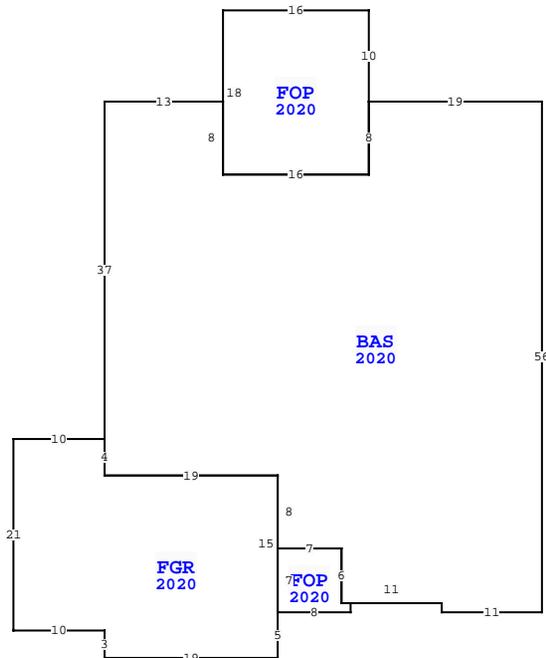
KLCO AARON & SUMMER
95387 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0017-0000

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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 Floor	11	CLAY TILE	50
Interior Floor	13	LVT/LAMNT	50
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	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	2,215	100	2020
FGR	590	55	2020
FOP	50	30	2020
FOP	288	30	2020
TOTALS	3,143		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,640	115.4160	115.42	304,709	2020	2020	0	0	2.00	98.00		
1 SINGLE FAM - 0% - 2024 Heated Area: 2215 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			298,615
TOTAL MARKET OB/XF VALUE			3,605
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			387,220
SOH/AGL Deduction			0
ASSESSED VALUE			387,220
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			387,220
TOTAL JUST VALUE			387,220
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			363,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006482	CO ISSUED	0	12/28/2020
B2006482	NEW CONSTR	308,072	09/01/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2636/239	4/27/2023	WD	Q	I	01	485,000
GRANTOR: LU NGAN T &						
GRANTEE: KLCO AARON & SUMMER						
2573/0137	6/21/2022	WD	Q	I	01	466,000
GRANTOR: MONZON JEFFREY M &						
GRANTEE: LU NGAN T & VINH T						

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	0810	CONCRETE A	0	0	18	3		6.50	6.50	100	2020	2020	3	98	344	
2	0811	CONCRETE B	0	0	0			5.20	5.20	100	2020	2020	3	98	3,261	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
INC DATE			

BUILDING DIMENSIONS													
BAS=[YR=2020] W19 FOP=[YR=2020] N10 W16 S18 E16 N8\$ S8 W16 N8 W13 S37 FGR=[YR=2020] W10 S21 E10 S3 E19 N5 FOP=[YR=2020] E8 N1 W1 N6 W7 S7\$ N15 W19 N4\$ S4 E19 S8 E7 S6 E11 S1 E11 N56\$.													

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	DPH 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							