

LOT 18  
AMELIA CONCOURSE PH 3 UNIT C  
OR 2369/448

LESTER GREGG LAVONTY & KAREN YVETTE  
95375 ORCHID BLOSSOM TR  
FERNANDINA BEACH, FL 32034

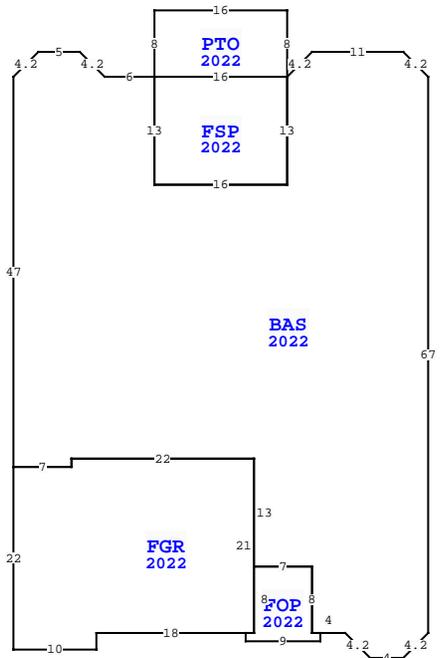
2025

30-2N-28-0152-0018-0000



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	14	CARPET	80
Interior Floo	11	CLAY TILE	20
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	4067.200		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	2,571	100	2022
FGR	622	55	2022
FOP	65	30	2022
FSP	208	40	2022
PTO	128	5	2022
TOTALS	3,594		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,022	107.8056	107.81	325,802	2022	2022	0	0	0.50	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2571 HX Base Yr 2023											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			324,173
TOTAL MARKET OB/XF VALUE			5,493
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			414,666
SOH/AGL Deduction			121,514
ASSESSED VALUE			293,152
TOTAL EXEMPTION VALUE	VX HX HB		55,722
BASE TAXABLE VALUE			237,430
TOTAL JUST VALUE			414,666
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			390,061

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2109159	CO ISSUED	0	01/27/2022
B2109159	NEW CONSTR	375,126	07/14/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2535/0948	1/27/2022	WD Q	Q	I	02	427,200
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LESTER GREGG LAVONT						
2473/1333	6/24/2021	WD U	V		30	496,000
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
1	0811	CONCRETE B	0	100	0	1,067.00	SF	5.20	5.20	100	2022

TOTAL OB/XF												5,493			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T				
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00				

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

BUILDING DIMENSIONS											
BAS=[YR=2022] U3 L3 W11 D3 L3 PTO=[YR=2022] N8W16S8											
FSP=[YR=2022] S13 E16 N13 W16\$ E16\$ S13 W16 N13 W6 U3 L3 W5											
D3 L3 S47 FGR=[YR=2022] S22 E10 N2 E18 FOP=[YR=2022] S1 E9											
N1 W1 N8 W7 S8 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S13 E7 S8 E4											
D3 R3 E4 U3 R3 N67\$.											

LAND DESCRIPTION												TOTAL OB/XF				5,493			
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T								
1	000100	C	RES	100		RSF-2	0.00	0.00	1.00	LT	1.00								