

LOT 20  
AMELIA CONCOURSE PH 3 UNIT B  
OR 2365/1256

RAMIREZ DIOGENES & VANESSA NEEDHAM  
95353 ORCHID BLOSSOM TRL  
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0020-0000



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		6	100
Bathrooms		5	100
Frame	02	WOOD FRAME	100
Stories	2.	2.	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	2,477	100	2021
FGR	638	55	2021
FOP	72	30	2021
FOP	208	30	2021
FUS	1,106	100	2021
TOTALS	4,501		

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	4,018	102.7488	102.75	412,850	2021	2021	0	0	1.00	99.00	

1 SINGLE FAM - 100% - 2022 Heated Area: 3583 HX Base Yr

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			408,722
TOTAL MARKET OB/XF VALUE			5,379
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			499,101
SOH/AGL Deduction			18,956
ASSESSED VALUE			480,145
TOTAL EXEMPTION VALUE	13		480,145
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			499,101
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			470,615

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2106837	CO ISSUED	0	01/05/2022
B2106837	NEW CONSTR	512,947	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2529/1342	12/31/2021	WD Q	Q	I	01	460,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: RAMIREZ DIOGENES &						
2430/1055	2/01/2021	WD U	V		30	980,000
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
1	0811	CONCRETE B	0	100	0	1,011.00	SF	5.20	5.20	100	2021	2021
2	0810	CONCRETE A	0	100	3	27.00	SF	6.50	6.50	100	2021	2021

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2021] W17 FOP=[YR=2021] W16 S13 E16 N13\$ S13 W16 N13 W17 S47 FGR=[YR=2021] S22 E18 N2 E10FOP=[YR=2021] S1 E9 N1 W1 N9 W7 S9 W1\$ E1 N21 W22 S1 W7\$ E7 N1 E22 S12 E7 S9 E14 N67\$ PTR=E10 FUS=[YR=2021] E17 S64 W4 S2 W 9 N2 W4 N64\$ W10\$.												

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	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								