

LOT 21
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

BORYS GREGORY EMIL
95345 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

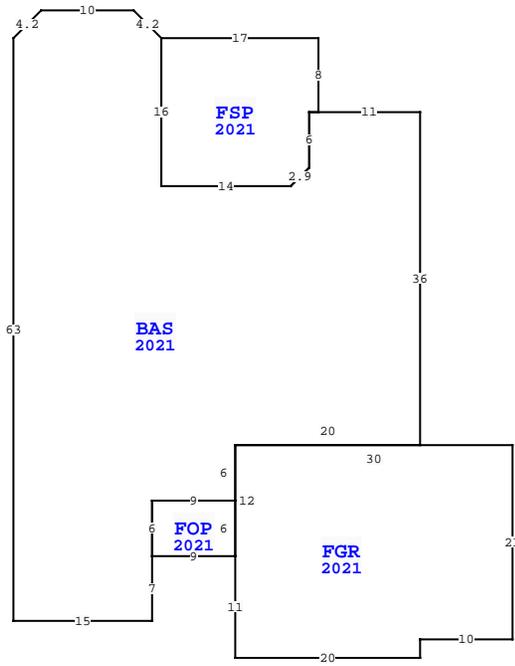
2025

30-2N-28-0152-0021-0000



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	15	HARDTILE	70
Interior Floor	14	CARPET	30
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	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	1,964	100	2021
FGR	670	55	2021
FOP	54	30	2021
FSP	262	40	2021
TOTALS	2,950		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,453	118.0368	118.04	289,552	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1964 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			286,656
TOTAL MARKET OB/XF VALUE			5,714
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			377,370
SOH/AGL Deduction			76,186
ASSESSED VALUE			301,184
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			250,462
TOTAL JUST VALUE			377,370
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			354,394

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2010613	CO ISSUED	0	03/31/2021
B2010613	NEW CONSTR	277,351	11/03/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2449/1335	3/31/2021	WD Q	Q	I	01	364,500
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BORYS GREGORY EMIL						
2395/1495	9/25/2020	WD U	V		30	840,000
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	5.20	100	2021	2021	3	99	5,714	

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

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BUILDING NOTES	

BUILDING DIMENSIONS
BAS=[YR=2021] W11 FSP=[YR=2021] N8 W17 S16 E14 U2 R2 N6
E1\$ W1 S6 D2 L2 W14 N16 U3 L3 W10 D3 L3 S63 E15 N7
FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N2 E10 N21 W30 S12\$ N6
W9 S6\$ N6 E9 N6 E20 N36\$.

LAND DESCRIPTION																								
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	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							