

LOT 22
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

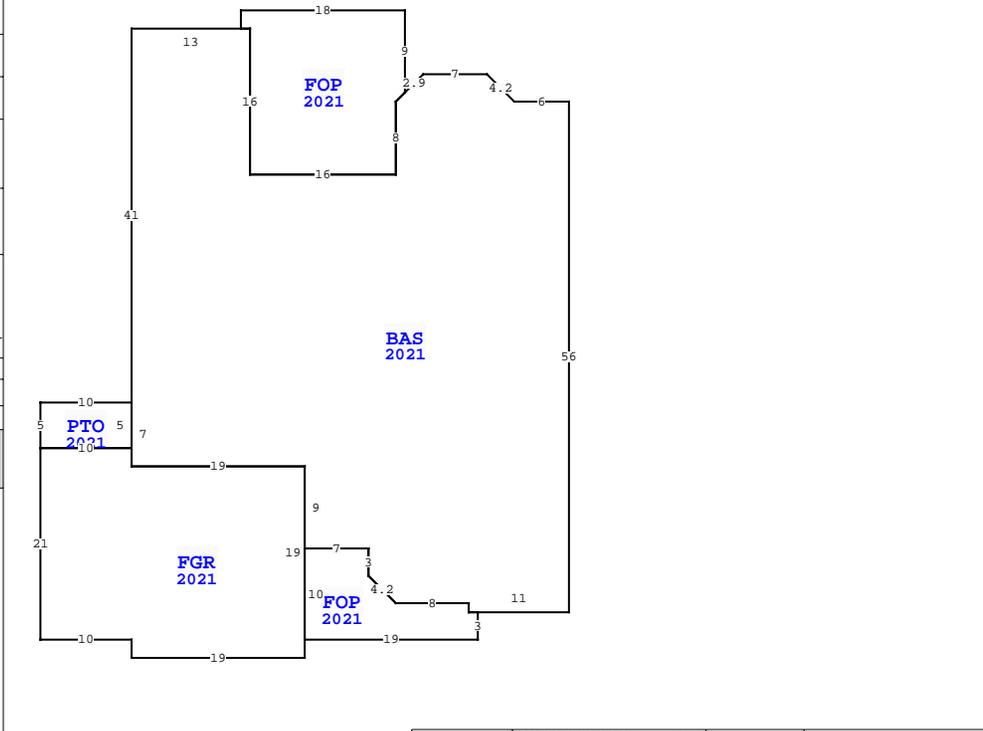
JUNCER DONNA L
95329 ORCHID BLOSSOM TR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0022-0000

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
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 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND			
0100	01	2,790	111.8880	111.89	312,173	2021	2021	0	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2022 Heated Area: 2326 HX Base Yr 2022														



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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,326	100	2021	2,326	257,653
FGR	609	55	2021	335	37,108
FOP	122	30	2021	37	4,099
FOP	300	30	2021	90	9,969
PTO	50	5	2021	2	222
TOTALS	3,407			2,790	309,051

NASSAU COUNTY PROPERTY			PAGE 1 of 1	4
VALUATION SUMMARY				
VALUATION BY			STANDARD	
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE			309,051	
TOTAL MARKET OB/XF VALUE			5,411	
TOTAL LAND VALUE - MARKET			85,000	
TOTAL MARKET VALUE			399,462	
SOH/AGL Deduction			48,386	
ASSESSED VALUE			351,076	
TOTAL EXEMPTION VALUE			HX HB WX 55,722	
BASE TAXABLE VALUE			295,354	
TOTAL JUST VALUE			399,462	
NCON VALUE			0	
INCOME VALUE				
PREVIOUS YEAR MKT VALUE			375,477	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2106860	NEW CONSTR	347,547	05/26/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2519/1092	11/26/2021	WD Q	Q	I	01	500,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: JUNCER DONNA L						
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	Q	% COND	OB/XF MKT VALUE	NOTES
1	0811	CONCRETE B	0	100	0	0		5.20	100	2021	2021	3	99	5,411	

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

BUILDING DIMENSIONS									
BAS=[YR=2021] W6 U3 L3 W7 D2 L2 FOP=[YR=2021] N9 W18 S2 E1 S16 E16 N8 U1 R1 \$ D1 L1 S8 W16 N16 W13 S41 PTO=[YR=2021] W10 S5 FGR=[YR=2021] S21 E10 S2 E19 N2 POP=[YR=2021] E19 N3 W1 N1 W8 U3 L3 N3 W7 S10\$ N19 W19 N2 W10\$ E10 N5\$ S7 E19 S9 E7 S3 D3 R3 E8 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	DPHT 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							