

LOT 32
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

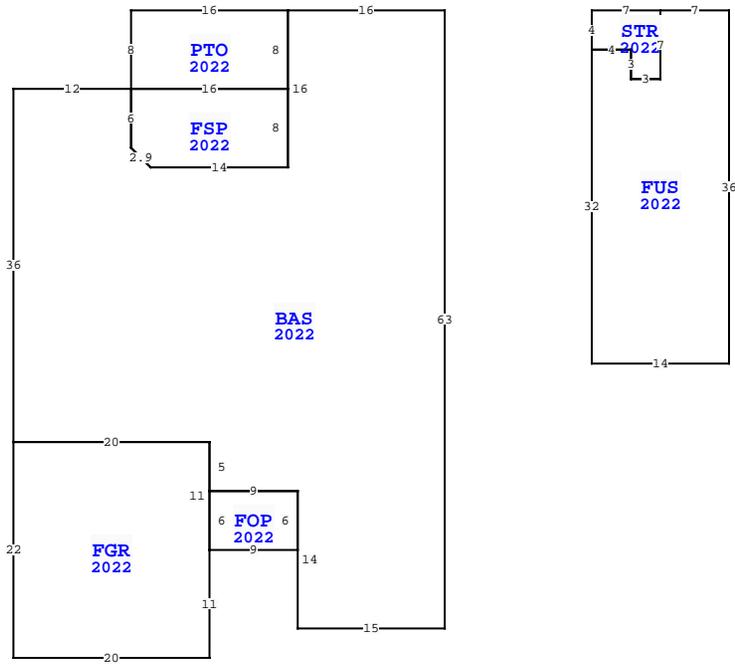
CONAWAY MICHELLE
95249 ORCHID BLOSSOM TRAIL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0032-0000

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	11	CLAY TILE	60
Interior Floor	14	CARPET	40
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms	4	100	
Bathrooms	3	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	1,916	100	2022
FGR	440	55	2022
FOP	54	30	2022
FSP	126	40	2022
FUS	467	100	2022
PTO	128	5	2022
STR	37	10	2022
TOTALS	3,168		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,701	118.7424	118.74	320,717	2022	2022	0	0	0	99.50
1 SINGLE FAM - 100% - 2023 Heated Area: 2383 HX Base Yr 2023											



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			319,113
TOTAL MARKET OB/XF VALUE			3,660
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			407,773
SOH/AGL Deduction			17,568
ASSESSED VALUE			390,205
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			339,483
TOTAL JUST VALUE			407,773
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			383,397

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000788	NEW CONSTR	389,164	01/13/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/1747	7/29/2022	WD	Q	I	01	498,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: CONAWAY MICHELLE						
2540/0398	2/16/2022	WD	U	V	30	800,000
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	636.00	SF	5.20	5.20	100	2022	2022	3	99	3,274	
2	0810	CONCRETE A	0	100	0	60.00	SF	6.50	6.50	100	2022	2022	3	99	386	

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

BUILDING DIMENSIONS											
BAS=[YR=2022] W16 PTO=[YR=2022] W16 S8 FSP=[YR=2022] S6 D2 R2 E14 N8 W16\$ E16 N8\$ S16 W14 U2 L2 N6 W12 S36 FGR=[YR=2022] S22 E20 N11 FOP=[YR=2022] E9 N6 W9 S6\$ N11 W20\$ E20 S5 E9 S14 E15 N63\$ PTR=E15 STR=[YR=2022] E7 FUS=[YR=2022] E7 S36 W14 N32 E4 S3 E3 N7\$ S7 W3 N3 W4 N4\$ W15\$.											

LAND DESCRIPTION																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH 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							