

LOT 42  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

ENGLAND DARCIE NICOLE & DARRON KYLE  
 95169 ORCHID BLOSSOM TRL  
 FERNANDINA BEACH, FL 32034

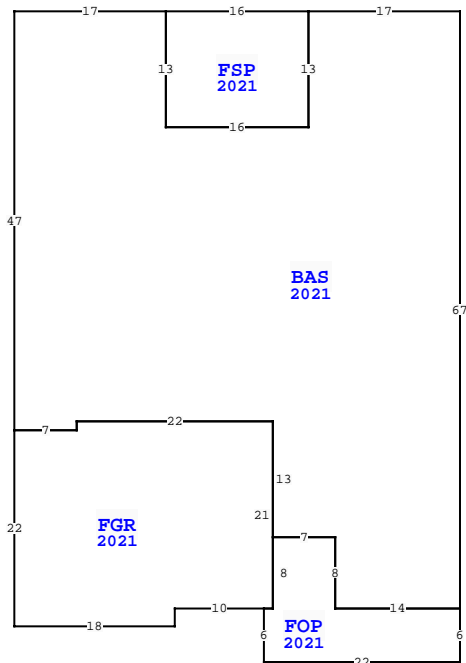
2025

30-2N-28-0152-0042-0000



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/LAMTM	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	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	2,484	100	2021
FGR	638	55	2021
FOP	188	30	2021
FSP	208	40	2021
TOTALS	3,518		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,974	108.5700	108.57	322,887	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022 Heated Area: 2484 HX Base Yr 2022											



NASSAU COUNTY PROPERTY		PAGE 1 of 1	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		319,658	
TOTAL MARKET OB/XF VALUE		6,780	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		411,438	
SOH/AGL Deduction		49,345	
ASSESSED VALUE		362,093	
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE		311,371	
TOTAL JUST VALUE		411,438	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		386,984	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2102680	NEW CONSTR	348,368	03/05/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/1528	9/30/2021	WD Q	Q	I	02	372,900
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: ENGLAND DARCIE NICO						
2433/0610	2/10/2021	WD U	V		30	280,000
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	0812	CONCRETE C	0	100	0	1,712.00	SF	4.00	4.00	100	2021	2021	3	99	6,780	

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

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

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							