

LOT 44
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

NIENOW KRISTOPHER D & KATIE
95180 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

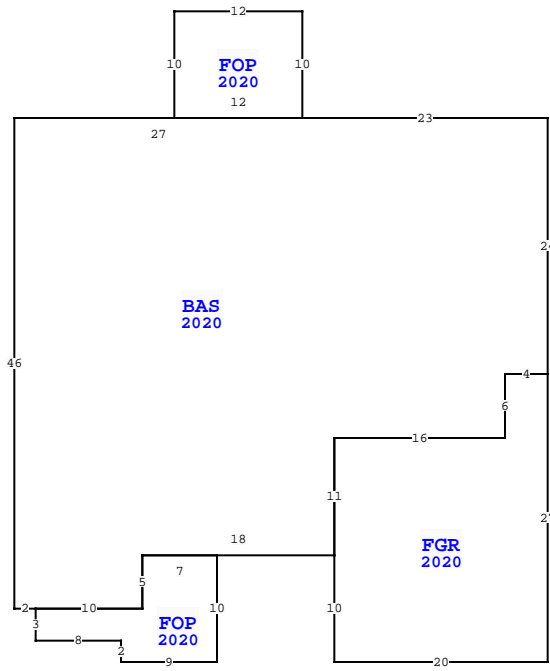
2025

30-2N-28-0152-0044-0000



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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		4	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	1,866	100	2020
FGR	444	55	2020
FOP	104	30	2020
FOP	120	30	2020
TOTALS	2,534		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,177	113.1900	113.19	246,415	2020	2020	0	0	0	1.50	98.50	
1 SINGLE FAM - 100% - 2021 Heated Area: 1866 HX Base Yr 2021													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			242,719
TOTAL MARKET OB/XF VALUE			3,981
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			331,700
SOH/AGL Deduction			149,323
ASSESSED VALUE			182,377
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			131,655
TOTAL JUST VALUE			331,700
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			310,774

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2006540	CO ISSUED	0	11/25/2020
B2006540	NEW CONSTR	255,295	07/27/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2412/0558	11/25/2020	WD	Q	I	01	276,600
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: NIENOW KRISTOPHER D						
2389/0024	8/31/2020	WD	U	V	30	560,000
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	0810	CONCRETE A	0	100	19	3			6.50	100	2020	2020	3	98	363	
2	0810	CONCRETE A	0	100	0	0			6.50	100	2020	2020	3	98	3,618	

BLD DATE		03/03/2023	NW	LGL DATE	04/23/2025	MLU
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BUILDING NOTES													
BAS=[YR=2020] W23 FOP=[YR=2020] N10 W12 S10 E12\$ W27 S46 E2													
FOP=[YR=2020] S3 E8 S2 E9 N10 W7 S5 W10\$ E10 N5 E18													
FGR=[YR=2020] S10 E20 N27 W4 S6 W16 S11\$ N11 E16 N6 E4 N24\$													

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							