

LOT 47  
 AMELIA CONCOURSE PH 3 UNIT B  
 OR 2365/1256

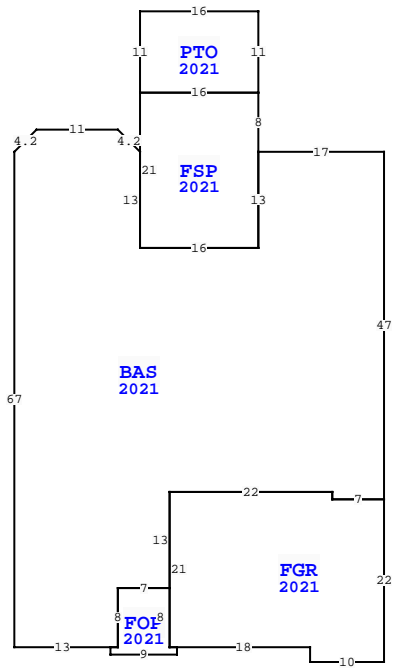
BACHMANN MARK DAVID  
 95206 ORCHID BLOSSOM TR  
 FERNANDINA BEACH, FL 32034

**2025**

30-2N-28-0152-0047-0000

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	70
Interior Floor	14	CARPET	30
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	2,526	100	2021
FGR	622	55	2021
FOP	65	30	2021
FSP	336	40	2021
PTO	176	5	2021
TOTALS	3,725		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	SINGLE FAM	- 100%	- 2022	106.65	323,256	2021	2021	0	0	1.00	99.00
				Heated Area: 2526			HX Base Yr 2022				



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		320,023	
TOTAL MARKET OB/XF VALUE		52,931	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		457,954	
SOH/AGL Deduction		43,220	
ASSESSED VALUE		414,734	
TOTAL EXEMPTION VALUE		HX HB 50,722	
BASE TAXABLE VALUE		364,012	
TOTAL JUST VALUE		457,954	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		435,042	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015505	ADDITION	13,000	10/17/2022
22006036	SWIM POOL	90,000	04/19/2022
C2011490	CO ISSUED	0	05/11/2021
B2011490	NEW CONSTR	349,410	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2461/0705	5/11/2021	WD	Q	I	02	414,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: BACHMANN MARK DAVID						
2385/1244	8/19/2020	WD	U	V	30	630,000
GRANTOR: DFC AMELIA COUMCOURSE						
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	904.00	SF	5.20	5.20	100	2021	2021	3	99	4,654	
2	0911	SCRN RM A	0	100	0	0	897.00	SF	17.50	17.50	100	2022	2022	3	93	14,599	
3	0861	POOL GUNIT	0	100	0	0	350.00	SF	85.00	85.00	100	2022	2022	3	95	28,263	
4	0855	CONC PAVER	0	100	0	0	547.00	SF	10.00	10.00	100	2022	2022	3	99	5,415	

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

BUILDING NOTES

**BUILDING DIMENSIONS**  
 BAS=[YR=2021] W17 FSP=[YR=2021] N8 PTO=[YR=2021] N11 W16 S11 E16\$ W16 S21 E16 N13\$ S13 W16 N13 U3 L3 W11 D3 L3 S67 E13 FOP=[YR=2021] S1 E9 N1 FGR=[YR=2021] E18 S2 E10 N22 W7 N1 W22 S21 E1\$ W1 N8 W7 S8 W1\$ E1 N8 E7 N13 E22 S1 E7 N47\$.

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	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							