

LOT 48
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

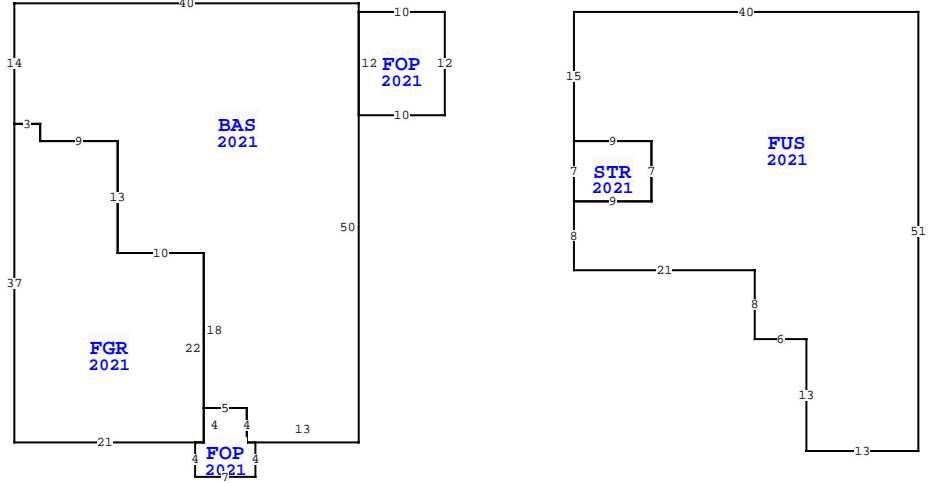
YANQUOI-WEST VIVIAN/WEST BASIL
95083 CORNFLOWER DR
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0048-0000

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	50
Interior Floor	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		5	100
Bathrooms		4	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	1,374	100	2021
FGR	646	55	2021
FOP	48	30	2021
FOP	120	30	2021
FUS	1,458	100	2021
STR	63	10	2021
TOTALS	3,709		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,243	112.5390	112.54	364,967	2021	2021	0	0	1.00	99.00
1 SINGLE FAM - 100% - 2022											
Heated Area: 2832											
HX Base Yr 2022											



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
1	0812	CONCRETE C	0	100	0	1,107.00	SF	4.00	4.00	100	2021	2021	3	99

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			361,317
TOTAL MARKET OB/XF VALUE			4,384
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			450,701
SOH/AGL Deduction			85,415
ASSESSED VALUE			365,286
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE			314,564
TOTAL JUST VALUE			450,701
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			424,359

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B2012194	CO ISSUED	0	08/25/2021
B2012194	NEW CONSTR	482,290	12/08/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / V / I	RSN CD	SALE PRICE	
2780/1090	4/09/2025	WD Q	Q I	01	557,000	
GRANTOR: LINDSEY CARL D JR & L						
GRANTEE: YANQUOI-WEST VIVIAN						
2491/0311	8/25/2021	WD Q	Q I	01	428,000	
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: LINDSEY CARL D JR &						

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

BUILDING NOTES	

BUILDING DIMENSIONS	
FOP=[YR=2021] W10 BAS=[YR=2021] N1 W40 S14 FGR=[YR=2021] S37 E21 FOP=[YR=2021] S4 E7 N4 W1 N4 W5 S4 W1\$ E1 N22 W10 N13 W9 N2 W3\$ E3 S2 E9 S13 E10 S18 E5 S4 E13 N50\$ S12 E10 N12 \$ PTR=E15 FUS=[YR=2021] E40 S51 W13 N13 W6 N8 W21 N8 STR=[YR=2021] E9 N7 W9 S7\$ E9 N7 W9 N15\$ W15\$.	

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	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							