

LOT 53
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

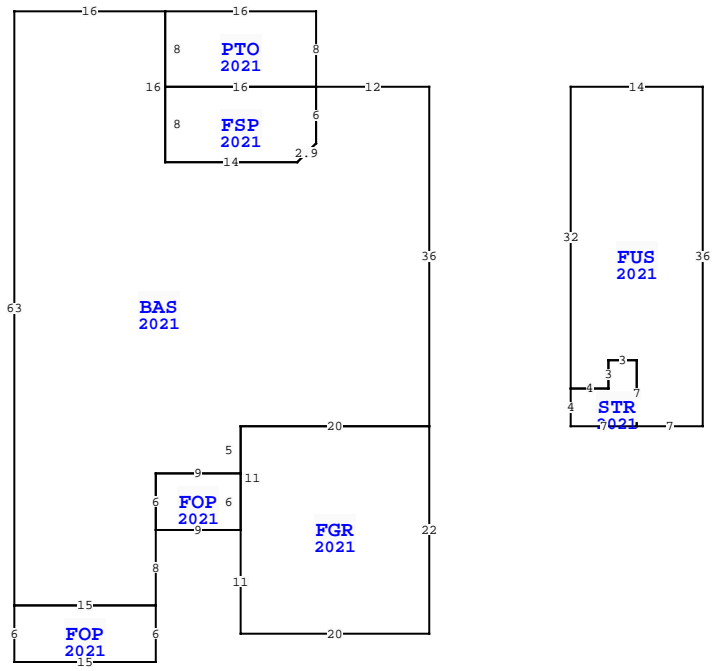
WATSON RYAN F & SARA K
95268 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0053-0000

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		3	100
Frame	02	WOOD FRAME	100
Stories		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	2021
FGR	440	55	2021
FOP	54	30	2021
FOP	90	30	2021
FSP	126	40	2021
FUS	467	100	2021
PTO	128	5	2021
STR	37	10	2021
TOTALS	3,258		

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								
Heated Area: 2383						HX Base Yr 2022					



NASSAU COUNTY PROPERTY			PAGE 1 of 1
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			302,184
TOTAL MARKET OB/XF VALUE			10,593
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			397,777
SOH/AGL Deduction			95,395
ASSESSED VALUE			302,382
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			251,660
TOTAL JUST VALUE			397,777
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			374,252

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2011506	CO ISSUED	0	07/01/2021
B2011506	NEW CONSTR	319,876	11/20/2020

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2476/0369	6/30/2021	WD	U	V	11	100

GRANTOR: DFC AMELIA CONCOURSE
GRANTEE: DREAM FINDERS HOMES
2473/1092 6/17/2021 WD Q I 02 327,600
GRANTOR: DREAM FINDERS HOMES L
GRANTEE: WATSON RYAN F & SAR

BUILDING NOTES	
<p>BUILDING DIMENSIONS BAS=[YR=2021] W12 PTO=[YR=2021] N8 W16 S8 FSP=[YR=2021] S8 E14 U2 R2 N6 W16\$ E16\$ S6 D2 L2 W14 N16 W16 S63 FOP=[YR=2021] S6 E15 N6 W15\$ E15 N8 FOP=[YR=2021] E9 FGR=[YR=2021] S11 E20 N22 W20 S11\$ N6 W9 S6\$ N6 E9 N5 E20 N36\$ PTR=E15 FUS=[YR=2021] E14 S36 W7 STR=[YR=2021] W7 N4 E4 N3 E3 S7\$ N7 W3 S3 W4 N32\$ W15\$.</p>	

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	701.00	UT	5.20	5.20	100	2021	2021	3	99	3,609	
2	0462	ST/AL FNC	0	100	180	720.00	SF	10.00	10.00	100	2021	2021	3	93	6,696	
3	0463	FENCE GATE	0	100	0	1.00	UT	300.00	300.00	100	2021	2021	3	96	288	

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	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							