

LOT 55
AMELIA CONCOURSE PH 3 UNIT B
OR 2365/1256

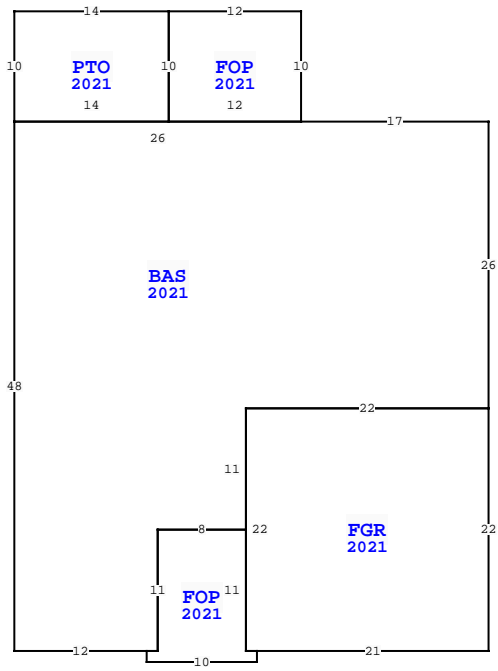
COOK MICHAEL E
95284 ORCHID BLOSSOM TRL
FERNANDINA BEACH, FL 32034

2025

30-2N-28-0152-0055-0000

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 Floo	11	CLAY TILE	50
Interior Floo	14	CARPET	50
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Bedrooms		3	100
Bathrooms		2	100
Frame	02	WOOD FRAME	100
Stories	0	0	100
Units	0	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	1,492	100	2021
FGR	484	55	2021
FOP	98	30	2021
FOP	120	30	2021
PTO	140	5	2021
TOTALS	2,334		

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1		1,830	123.3750	123.38	225,785	2021	2021	0	0	1.00	99.00		
1 SINGLE FAM - 100% - 2024 Heated Area: 1492 HX Base Yr													



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			223,527
TOTAL MARKET OB/XF VALUE			3,810
TOTAL LAND VALUE - MARKET			85,000
TOTAL MARKET VALUE			312,337
SOH/AGL Deduction			11,630
ASSESSED VALUE			300,707
TOTAL EXEMPTION VALUE	13		300,707
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			312,337
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			292,232

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2106293	CO ISSUED	0	12/09/2021
B2106293	NEW CONSTR	232,943	05/17/2021

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2643/789	5/25/2023	WD Q	Q	I	01	375,000
GRANTOR: AUSTIN JUSTIN ROBERT						
GRANTEE: COOK MICHAEL E						
2521/0954	12/08/2021	WD Q	Q	I	01	304,000
GRANTOR: DREAM FINDERS HOMES L						
GRANTEE: AUSTIN JUSTIN R & A						

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			5.20	100	2021	2021	3	99	3,810	

BUILDING NOTES			
BLD DATE 03/03/2023 NW LGL DATE 04/23/2025 MLU			
XF DATE			
ENC DATE			

BUILDING DIMENSIONS			
BAS=[YR=2021] W17 FOP=[YR=2021] N10 W12 PTO=[YR=2021] W14 S10 E14 N10\$ S10 E12\$ W26 S48 E12 FOP=[YR=2021] S1 E10 N1 FGR=[YR=2021] E21 N22 W22 S22 E1\$ W1 N11 W8 S11 W1\$ E1 N11 E8 N11 E22 N26\$.			

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	000134	C	RES POND	100		RSF-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	85,000.00	85,000.00	85,000							